Policy Plan
Glenn County General Plan
VOLUME I

Prepared for:
The Glenn County Board of Supervisors

Prepared by:
QUAD Consultants

In Association With:
Brown-Buntin Associates, Inc.
Dowling Associates

June, 1993

QUAD

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Glenn County General Plan
Volume I

Prepared for:

The Glenn County Board of Supervisors

Adopted:

June 15, 1993

Prepared by:
QUAD Consultants
2530 J Street, Suite 302
Sacramento, California 95816

In Association With:

Brown-Buntin Associates, Inc.
Dowling Associates

QUAD

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BOARD OF SUPERVISORS
COUNTY OF GLENN, STATE OF CALIFORNIA

RESOLUTION NO. 93-61

RESOLUTION MAKING DETERMINATIONS, REASONS AND FINDINGS AMENDING THE GENERAL PLAN OF GLENN COUNTY.

WHEREAS, the *General Plan* is a comprehensive, long-term plan for growth and development in Glenn County over the next twenty years (1992-2012); and

WHEREAS, public hearings were held by the Board of Supervisors and also by the Planning Commission on the amendment to the General Plan including the following required elements: the Land Use Element, the Circulation Element, the Housing Element, the Conservation Element, the Open Space Element, the Noise Element and the Safety Element; and the optional Energy Element; and

WHEREAS, the *General Plan* was extensively reviewed by the Citizen Planning Advisory Committee; and

WHEREAS, the Energy Element was reviewed by the Energy Element Advisory Committee; and

WHEREAS, pursuant to Section 65090 of the California Government Code, notice of a hearing before this Board was given by one publication in a newspaper of general circulation in the County of Glenn; and

WHEREAS, the Board of Supervisors after considering all the evidence, both written and oral, presented at said public hearing, did find that there was sufficient information to enable it to make a decision.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors with the following findings:

1. That an Environmental Impact Report has been prepared and the revised *General Plan* may cause significant adverse impacts to the environment. The Environmental Impact Report has been certified and a Statement of Overriding Considerations for those impacts that cannot be mitigated to insignificant has been adopted.

2. That a Negative Declaration has been prepared for the Energy Element and is hereby approved.

3. That the West Orland Specific Plan is hereby repealed because the findings and recommendations included in the West Orland Specific Plan are included in the General Plan.

and with the following reasons:

1. That the *General Plan* contains all the elements required by the State Law and that the *General Plan* is internally consistent.

2. That the *General Plan* will provide a benefit to the County of Glenn by providing for a coordinated plan of development for the unincorporated area within the County.

3. That the proposed Housing Element has been reviewed by the State of California Department of Housing and Community Development, and is in compliance with Sections 65580 et. seq. of the California Government Code.

4. That the Energy Element will result in cumulative impacts that have a positive net effect on the environment.

BE IT FURTHER RESOLVED that the Board of Supervisors orders that the revised Glenn County General Plan is hereby **ADOPTED** as set forth in Exhibit "A" attached hereto and made a part hereof.

BE IT FURTHER RESOLVED that the previously adopted General Plan, including the Land Use Element, the Conservation Management Element (including the open space and conservation elements), the Housing Element, the Seismic Safety Element, the Safety Element, the Fire Safety Sub-element, and the Noise Element, is hereby repealed and superseded in all respects by the Revised General Plan; except that the Glenn County Hazardous Waste Management Plan is not repealed and shall remain in full effect and shall be part of the revised General Plan hereby adopted.

This Resolution was adopted by the Board of Supervisors of the County of Glenn at a regular meeting thereof on June 15, 1993 by the following vote:

AYES: Supervisors Baker, Burbank, Harris, Hansen, and Mudd (Chairman)
NOES: None
ABSTAIN: None
ABSENT: None

Dick Mudd
CHAIRMAN,
Board of Supervisors,
Glenn County, California

ATTEST:

Connie Arreguin, Deputy
for Carolyn Davis, County Clerk-Recorder
and ex officio Clerk, Board of Supervisors
Glenn County, California

APPROVED AS TO FORM:

DAVID FRANK, COUNTY COUNSEL
Glenn County, California

BOARD OF SUPERVISORS
COUNTY OF GLENN, STATE OF CALIFORNIA

RESOLUTION NO. 93-62

* * *

RESOLUTION MAKING DETERMINATIONS, REASONS AND FINDINGS ADOPTING THE GENERAL PLAN AND ENERGY ELEMENT STANDARDS.

* * *

WHEREAS, the *General Plan* is a comprehensive, long-term plan for growth and development in Glenn County over the next twenty years (1992-2012); and

WHEREAS, the General Plan and Energy Element Standards contained in the General Plan and the Energy Element Documents are not part of the General Plan but are intended to guide implementation of the Plan and are intended to be amended from time to time; and,

WHEREAS, public hearings were held by the Board of Supervisors and also by the Planning Commission on the Standards contained within the General Plan and the Energy Element documents; and

WHEREAS, the *General Plan* Standards were extensively reviewed by the Citizen Planning Advisory Committee; and

WHEREAS, the Energy Element Standards were reviewed by the Energy Element Advisory Committee; and

WHEREAS, pursuant to Section 65090 of the California Government Code, notice of a hearing before this Board was given by one publication in a newspaper of general circulation in the County of Glenn; and

WHEREAS, the Board of Supervisors after considering all the evidence, both written and oral, presented at said public hearing, did find that there was sufficient information to enable it to make a decision.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors with the following findings:

1. That an Environmental Impact Report has been prepared and certified and the revised General Plan and Standards will cause no significant adverse impacts to the environment but will provide a benefit to the environment.

2. That a Negative Declaration has been prepared for the Energy Element and Standards and is hereby approved.

and with the following reasons:

1. That the revised *General Plan* will provide a benefit to the County of Glenn by providing for a coordinated plan of development for the unincorporated area within the County; and that the adoption of these Standards is necessary in order to implement the *General Plan*.

2. That the Energy Element Standards will result in cumulative impacts that have a positive net effect on the environment.

BE IT FURTHER RESOLVED that the Board of Supervisors orders that the Glenn County General Plan Standards and Energy Element Standards are hereby **ADOPTED** as set forth in Exhibit "A" attached hereto and made a part hereof.

This Resolution was adopted by the Board of Supervisors of the County of Glenn at a regular meeting thereof on June 15, 1993 by the following vote:

AYES: Supervisors Baker, Burbank, Harris, Hansen, and Mudd (Chairman)

NOES: None

ABSTAIN: None

ABSENT: None

Dick Mudd
CHAIRMAN,
Board of Supervisors,
Glenn County, California

ATTEST:

Connie Ortegia, Deputy
for Carolyn Davis, County Clerk-Recorder
and ex officio Clerk, Board of Supervisors
Glenn County, California

APPROVED AS TO FORM:

DAVID FRANK, COUNTY COUNSEL
Glenn County, California

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VISION STATEMENT

VISION STATEMENT

County decision makers, staff and the General Plan Citizens Advisory Committee have examined a number of growth and development scenarios for Glenn County as a part of the general plan development process. These scenarios have focused on implications for natural resources, public safety and community development. From this process, a potential future for Glenn County has been identified and reflected in the preferred alternative. This future condition embodies several general concepts and actions, which form a vision for Glenn County as described below:

- Growth and development will occur predominantly within and adjacent to existing developed areas. A preponderance of the growth will occur within Orland, Willows, Hamilton City, and Artois, and to a lesser degree in Butte City and Elk Creek. Other established communities will continue to serve as local service centers, although actual growth within those communities will be limited. Urban limit lines will be placed around the six major communities, and most growth of an urban nature will take place within them. New areas for growth and development will emerge along I-5 at major interchanges. These new growth areas will be carefully planned, including requirements for establishment of specific plans for development and urban limit lines. Within the urban limit lines of Orland and Willows, the cities and the County will continue close communication and cooperation, to ensure that land resources and public services are utilized in the most beneficial and effective way.

- Housing types will become more diversified in the county. More planned unit developments (PUDs) or mixed use developments will occur as the scale of development enlarges. Such amenities as golf courses and lakes will be planned in conjunction with development. Cluster housing will be utilized to preserve agricultural land, and low and moderate income housing needs will be met utilizing a variety of new programs. People will be able to find high-quality, affordable housing in reasonably close proximity to their workplaces. Day care and other similar necessities of modern life will be planned for in conjunction with new housing developments.

- Agricultural land will continue to be carefully conserved, and new and more effective steps will be employed to preserve agricultural land. The preservation of agricultural land will not just be for nostalgic reasons,

however. The agricultural sector of Glenn County's economy and the county's rural heritage will remain prominent. Outside the six major development centers, population density will remain low, with scattered homesteads and some non-farm rural residential settlement around established communities.

- An increasing emphasis will be placed on tourism and recreation as economic generators, including hunting and other active use of private and public lands. The local economy will attain greater diversification, with a concerted and adequately funded economic development effort. New industries which no longer find urban environments attractive and efficient places to do business will locate within or near Orland and Willows, in industrial parks created through public and private action. Examples of new businesses which will locate in Glenn County include a variety of proprietary industries, outdoor equipment manufacturers, and packaging, assembly and recycling operations. This emphasis on creation of jobs will significantly reduce the county unemployment rate and will assist in reducing the public assistance burden.

- The retail and service sector will also grow, in part due to an aggressive economic development effort and in part to growth in population. Fewer goods and services will be available only in Chico, and sales tax leakage to Butte County will be reduced. Commuting to Butte County for employment as well as for goods and services will diminish in relative importance. The county will fully capitalize on its proximity to I-5, and will generate considerable economic activity related to motorists on the highway.

- Development patterns will stimulate demand for use of public transit with concentrations of population within urban limit lines. Employment, goods and services will also be planned for in conjunction with new housing in order to reduce the need for automobile trips. Air quality will remain good as decisions are made to minimize the impact of development and transportation on air resources.

- Major roadways and highways will be widened to avoid congested conditions. Improvements will be made to the collector system in the City of Orland to reduce local traffic demand on Highway 32. Forest Highway 7 will be paved to the coast, enhancing ease of movement through Mendocino National Forest and providing more destinations for tourists. A comprehensive bikeway system will be created and utilized as an alternative to some automobile trips and as an attraction to tourists visiting Glenn County. Natural areas, waterways and population centers will be linked to the bikeways.

- The quality of education will remain high. New facilities necessary to meet demand will be funded to a great extent through new sources of revenue, particularly revenues generated from assessments and fees associated with new development. The presence of Butte College in Glenn County will grow, and an enlarged and full service campus will be developed within urban limit lines.

- Glenn County's assets and heritage will be protected and preserved while providing for growth and development. County and special district supplied services will be upgraded to meet the demand generated by new development, and new development will be called upon to meet its fair share of service expansion costs. The role of volunteers within the various fire agencies will be preserved as part of the lifestyle and governmental structure in Glenn County. As population grows, more comprehensive health services will become available in the county. Fewer medically related trips out-of-county will be necessary. Consolidation of service delivery will occur over time, in response to growth demands.

- The county's surface and groundwater resources will be protected through local and State action. Water resources will be put to their fullest use locally for agriculture, recreation, wildlife, and economic development. Groundwater recharge areas will be protected from harmful overcovering and pollution through careful land use planning, and creation or expansion of public sewer systems.

- Public lands purchased for preservation of wildlife will generate additional economic activity as scientists and members of the public come to view and study remnant ecosystems. A bikeway and pathway system will permit ready access to such lands. The county will retain its abundant recreational opportunities, attracting people who are also attracted to outdoor activity, and a lifestyle which permits time to enjoy the out-of-doors. At the same time, new urban development will be fully complemented with parks and other open space features, ensuring a healthy and enjoyable living environment.

The vision described above will remain just that if it is not implemented. The role of the general plan is to provide the County with a "road map" to help it reach its desired future. The following chapters contain the tools and enumerate the steps necessary to allow the achievement of a more prosperous and dynamic Glenn County. They should be read thoughtfully and carefully and viewed as necessary steps to be taken toward a better future, while also providing for the retention of those things which make Glenn County a desirable and unique place to live.

INTRODUCTION

SECTION 1
INTRODUCTION

1.0 PURPOSE AND NATURE OF GENERAL PLAN

The *General Plan* is a comprehensive plan for growth and development in Glenn County for the next 20 years (1992-2012). It applies to all of the unincorporated area of the county outside of the cities of Willows and Orland, which have their own general plans. A general plan is often compared to a "constitution" for development, the policy basis for all land use decisions in the county. Every county and city in the State is required by State law to adopt a general plan.

1.0.1 Role of the General Plan

The general plan should serve as a useful guide for local decision-making. In addition to meeting the requirements of State law, there is also a "common sense" standard that provides for the general plan to focus on issues of greatest local concern. In Glenn County, those issues include growth, adequacy of public services and facilities, preservation of agricultural land, and economic development.

The general plan process offers the County the opportunity to plan pro-actively, based on a vision for Glenn County over the next 20 years, rather than simply reacting to individual development proposals. It also allows the County and other public service providers (such as the community services districts, public utility districts, fire districts, water and irrigation districts, and school districts) to plan for services and facilities consistent with the plan. The general plan is also the basis for all planning efforts, such as specific plans and redevelopment plans. According to the *State General Plan Guidelines*, the process of adopting and implementing a general plan serves to:

- Identify the community's land use, circulation, environmental, economic, and social goals and policies as they relate to land use and development.

- Provide a basis for local government decision making, including a "nexus", or connection, to support development exactions (fees or other requirements).

- Provide citizens with opportunities to participate in the planning and decision making processes of local government.

- Inform citizens, developers, decision makers, and other cities and counties of the ground rules that will guide development within the community.

- Bridge the gap between community values and actual physical decisions.

First and foremost, in addition to complying with State law, the general plan should be a document that is meaningful to residents of Glenn County. As described above, it should focus on those issues of greatest importance and concern to Glenn County. This focus can be best achieved through active public participation and involvement in the planning process, which is described in Section 1.1.2 below.

1.0.2 Required Elements

The general plan must address seven "elements" or subjects: land use, circulation (transportation), housing, open space, conservation, safety, and noise. These elements must address the following issues:

- **The land use element** designates the general distribution and intensity of uses of the land for housing, business, industry, open space, education, public buildings and grounds, waste disposal facilities, and other categories of public and private uses.

- **The circulation element** is correlated with the land use element and identifies the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals and other local public utilities and facilities.

- **The housing element** is a comprehensive assessment of current and projected housing needs for all segments of the community and all economic groups. In addition, it embodies policy for providing adequate housing and includes action programs for this purpose.

- **The conservation element** addresses the conservation, development, and use of natural resources including water, forests, soils, rivers, and mineral deposits.

- **The open space element** details plans and measures for preserving open space for natural resources, the managed production of resources, outdoor recreation, public health and safety, and agricultural land.

- **The noise element** identifies and appraises noise problems within the community and forms the basis for land use distribution.

- **The safety element** establishes policies and programs to protect the community from risks associated with seismic, geologic, flood, and fire hazards.

In addition, the *Glenn County General Plan* includes an economic development element, which establishes an economic development strategy for the county.

Glenn County has chosen to organize its *General Plan* as described in Section 1.2.1 below, rather than the traditional "element" format, in order to avoid the duplication and overlap that can result from that approach. State law provides that the general plan may be adopted in any format that the County determines to be appropriate or convenient.

1.1 PREPARATION OF THE GENERAL PLAN

1.1.1 Overview of Process

The County's *General Plan* revision and update program was initiated in January 1991 with the selection of QUAD Consultants and specialty subconsultants Dowling Associates (transportation engineers) and Brown-Buntin Associates (acoustical consultants) to assist the County with the

process. One of the first steps in the process was a consultation with local and State agencies regarding issues and sources of information.

As a basis for policy development, the Consultants prepared a detailed *Environmental Setting Technical Paper* which describes the existing conditions that apply to all the subject areas to be addressed in the *General Plan*. That document is organized to correspond to the major elements of the *Policy Plan*: Natural Resources, Public Safety and Community Development. There is also a section describing the relationship of other plans adopted by the County and other agencies to the *General Plan*. For each major subject heading, this document includes an analysis of issues, opportunities and constraints.

The next step in the process was the preparation of three issue papers to assist in the formulation of the *General Plan*: the *Natural Resources Issue Paper, Public Safety Issue Paper* and *Community Development Issue Paper*. In addition to a discussion of issues, each issue paper contains three alternative scenarios for Glenn County, discusses the respective roles of the cities and the County, and recommends goals, policies, implementation strategies and standards for consideration during the *General Plan* revision process.

The *Natural Resources Issue Paper* focuses on county attributes related to the physical environment, including agriculture and soils, water, biology, timber, minerals and energy, and cultural resources. The focus is on the non-urban portions of the county, and on programs and ways to retain, enhance and utilize the natural environment.

The *Public Safety Issue Paper* addresses topics related to public health and safety: law enforcement, fire hazards and fire protection, geologic hazards, air quality, flooding, water quality, noise, and solid and hazardous waste. The focus is on the impact natural and human-created hazards may have on development and future population, and on programs and ways to direct, enhance and serve development in a safe and cost-effective fashion.

The *Community Development Issue Paper* focuses on topics related to growth and development in Glenn County. Included are land use and growth, preservation of agricultural lands, transportation and circulation, housing, public services and facilities, and economic development. The focus is on the urbanized and urbanizing areas of Glenn County, and on programs and ways to direct, enhance and serve new development to the County's benefit.

1.1.2. Public/Community Involvement

The general plan update and revision process has been directed by Glenn County Planning Department staff and the Glenn County Board of Supervisors. The Board of Supervisors appointed a 25-member Citizen Planning Advisory Committee (with five members appointed from each supervisorial district) to review all documents and to advise the Consultants and staff.

The Citizen Planning Advisory Committee met numerous times at locations throughout the county over a period of several months to identify issues and assist in formulating goals, policies and alternatives. All meetings were open to the public and allowed for comments from non-committee members. In addition, Planning Department staff has met with numerous community groups and organizations, both prior to and after development of the Policy Plan, to receive comments and suggestions. Further input from the public at large was sought and received through the public hearings held prior to *General Plan* adoption, before both the Glenn County Planning Commission and Glenn County Board of Supervisors.

1.1.3 Alternatives

The alternative scenarios from each issue paper were presented to the Glenn County Planning Commission and Board of Supervisors at a joint study session in April, 1992. From among these alternatives, a consensus was reached as to a preferred alternative for natural resources, public safety, community development, and economic development. These preferred alternatives form the basis for this *Policy Plan*, and are generally described below.

The three alternatives identified for natural resources included one with a strong natural resource preservation ethic (1NR); one which emphasizes use of natural resources in a regulated framework that balances preservation with beneficial use (2NR); and a third which gives the highest priority to relatively unconstrained use and development of natural resources (3NR). The three alternatives identified for public safety included one in which public safety concerns dominate the agenda, leading to an inability to approve new development which is economically feasible and which would foster new economic activity (1PS); one which balances public safety concerns

against the need for housing, jobs and economic activity (2PS); and a third which deemphasizes public safety concerns in order to capture greater economic activity (3PS).

In the case of community development, the three alternative scenarios were tied to differing rates of growth (low, medium and high). For each growth rate, the alternatives also examined patterns of development, ranging from direction of virtually all growth to the cities of Willows and Orland to a scenario which spreads growth evenly between various established and future communities. A third scenario emphasizes growth in the northern county with a slower rate of growth in the southern county area, and a final scenario would direct growth to foothill areas, away from the higher value agricultural lands. The three rates of growth utilized in this analysis are an annual growth rate of 1.5 percent for the low range (1CD), three percent for the mid-range (2CD), and five percent for the high range (3CD).

Alternatives were also presented for the County's approach to economic development, each with different implications for the probable intensity and direction of growth that the county might experience. The alternatives included one which deemphasizes economic development in proportion to other land use and planning priorities and discourages growth (1ED); a *laissez faire* County position regarding economic development and growth, including provisions to accommodate economic expansion and further development, but incorporating no overt County initiatives to encourage such activity (2ED); and one which presents the County as an active participant in, and supporter of, economic expansion and the promotion of additional local economic development (3ED).

The preferred alternatives selected by the Board of Supervisors and Planning Commission were 2NR, 2PS, 2CD and 3ED. This *Policy Plan* is based upon a composite of these preferred alternatives.

1.1.4 Amendment Process

The process of amending the general plan is established in State law. The County may amend each of the seven mandatory elements (land use, circulation, housing, noise, safety, open space and conservation) no more than four times in one calendar year, although some exceptions apply. Some counties consider general plan amendments only at regularly scheduled

intervals (such as once every three or four months), while others (presumably with less planning activity) consider amendments at any time. General plan amendments can be initiated by the Planning Commission or Board of Supervisors, or can be applied for by private parties.

General plan amendment procedures are similar to the plan adoption process: at least one public hearing is required before both the Planning Commission and the Board of Supervisors. An environmental finding must be prepared pursuant to the California Environmental Quality Act (Negative Declaration or Environmental Impact Report). The Planning Commission's approval or denial of a general plan amendment is forwarded as a recommendation to the Board of Supervisors, which makes the final decision to approve or deny the requested amendment.

The *Policy Plan* establishes standards for some types of general plan amendments which must be considered when approving or denying the request. The types of amendments to which standards apply include the amendment of urban limit lines, conversion of land within urban limit lines, conversion of land from agricultural and grazing use, establishing new planned communities, and changing roadway functional classifications.

1.2 ORGANIZATION OF THE GENERAL PLAN

1.2.1 Format of the Plan

The *Glenn County General Plan* consists of five documents: the *Policy Plan* (Volume I), the *Natural Resources, Public Safety*, and *Community Development Issue Papers* (Volume II), the *Environmental Setting Technical Paper* (Volume III), the *Environmental Impact Report* (Volume IV) and the *Energy Element*. Volume III, the *Environmental Setting Technical Paper*, describes and analyzes the existing conditions in Glenn County and the region. It provides supporting documentation for the *Policy Plan* and also serves as the required "environmental setting" section of the *Environmental Impact Report*. The *Issue Papers* (Volume II) provide further background information, analysis and justification for policy statements included in the *Policy Plan*.

Volume I, the *Policy Plan*, sets forth the goals, policies, implementation strategies, and standards for the *General Plan*, terms which are defined below.

It also includes the *Land Use Diagram* and *Circulation Diagram*, designations and standards for population density, land use and building intensity. Together, these policy statements, designations, diagrams, and standards constitute the policy of Glenn County for the comprehensive, long-range physical development of the county.

The *Policy Plan* opens with a vision for the county's future over the next twenty years, a statement of what the county will ideally be like in the year 2012. Section 2, which follows this Introduction, describes the preferred alternative that forms the basis for the *Glenn County General Plan*.

Section 3 of the *Policy Plan* defines and describes the land use and circulation designations which appear on the *Land Use Diagram* and the *Circulation Diagram*, as well as the standards for population density and/or land use intensity for each designation. Section 3 also includes the Diagrams and a zoning consistency matrix. Estimated *General Plan* buildout information (in terms of population, housing units, acreage and square footage) and other implications of the *Policy Plan* are discussed in Section 4.

The goals, policies, and implementation strategies for the *General Plan* are found in Section 5. This section is divided into the three major subject areas: Natural Resources, Public Safety, and Community Development, with appropriate subsections under each. Within each subsection, there is a background discussion, followed by policy statements arranged in the following order: goals, policies, objectives (for housing only), implementation measures, programs and priorities (including year for housing). Standards for implementation of *General Plan* policy statements are found in Section 6.

Volume IV of the *Glenn County General Plan* is the *Environmental Impact Report* prepared for the *General Plan*. As provided in Section 15166 of the State *CEQA Guidelines*, this EIR is integrated with the *General Plan* document, and was prepared in compliance with the requirements of the *California Environmental Quality Act*. The EIR assesses the impacts of the *Glenn County General Plan* on the environment, and recommends mitigation measures for significant impacts, which are already incorporated into the policy statements of the *General Plan*.

The *Energy Element* has been prepared separately to specifically address issues of energy conservation and resources within the county.

Although a separate document, it is intended that it be adopted concurrently with Volumes I-IV and have the same force and effect as the balance of the *General Plan.*

Two other documents have been prepared to accompany the *General Plan* and are printed under separate cover: a *Capital Improvements Plan* and *Impact Mitigation Fee Program*. The *Capital Improvements Plan* determines capital facilities and improvements necessary to support the growth and development envisioned in the *General Plan*, and sets out a program for constructing those improvements. The impact mitigation fees are designed to offset such costs, but are not limited to those, associated with providing law enforcement, fire protection, storm drain/flood control improvements and traffic/circulation improvements to serve new development consistent with the Plan.

1.2.2 Definitions

Every effort has been made to keep the *General Plan* free of planning "jargon" and obscure terms and references. The use of some technical terms is difficult to avoid, but these terms are defined for the reader's benefit. The *Policy Plan* contains goals, quantified objectives (as required for housing), policies, implementation strategies, standards, and diagrams, which are defined in the *General Plan Guidelines* as follows:

> **Goal**. A goal is a direction-setter. It is an ideal future end, condition or state related to the public health, safety or general welfare toward which planning and planning implementation measures are directed. A goal is a general expression of community values and, therefore, is abstract in nature. Consequently, a goal is generally not quantifiable, time-dependent or suggestive of specific actions for its achievement.
>
> **Objective**. An objective is a specific end, condition or state that is an intermediate step toward attaining a goal. It should be achievable and, when possible, measurable and time-specific. An objective may only pertain to one particular aspect of a goal or it may be one of several successive steps toward goal achievement. Consequently, there may be more than one objective for each goal.

Policy. A policy is a specific statement that guides decision-making. It indicates a clear commitment of the local legislative body [Board of Supervisors]. A policy is based on a general plan's goals and objectives as well as the analysis of data. For a policy to be useful as a guide to action it must be clear and unambiguous.

Implementation Strategy. An implementation strategy is an action, procedure, program or technique that carries out general plan policy. Each policy must have at least one corresponding implementation measure.

Standard. Standards define the abstract terms of goals, objectives and policies with concrete specifications. The Standards, although adopted by resolution concurrently with the *General Plan* document, are intended to be amended from time to time and are not subject to the general plan amendment process as established in State law.

Diagram. A diagram is a graphic expression of a general plan's development policies, particularly its plan proposals. A diagram must be consistent with the general plan text and should have the same long-term planning perspective as the rest of the general plan. The diagram, along with the general plan text, provides a rational basis for planning-related regulations.

As indicated in the *General Plan Guidelines*, the word "shall" in a policy statement indicates an unequivocal directive. The word "should" signifies a less rigid directive, to be honored in the absence of compelling or contravening considerations.

Section 3 of the *Policy Plan* defines and describes the land use designations and roadway functional classifications which appear on the *Land Use Diagram* and *Circulation Diagram*, respectively.

1.2.3 Cross-Reference of Mandatory Elements/Issues

The seven mandatory elements of the general plan, as well as the optional economic development element, are organized under three major subject headings in the *Policy Plan*, as follows:

- **Natural Resources**, including agriculture water, biological, timber, mineral and energy, and cultural resources. This element incorporates the required aspects of the conservation element and portions of the open space element.

- **Public Safety**, including law enforcement, fire hazards and protection, geologic hazards, air quality, flood hazards, water quality, noise, and solid and hazardous waste. This element incorporates the required safety and noise elements, as well as some of the required portions of the open space element.

- **Community Development**, including land use/growth, transportation/circulation, housing, public services and economic development. This element incorporates the required land use, circulation and housing elements, and the remaining portions of the open space element.

1.3 MAINTENANCE OF THE GENERAL PLAN

According to the *State General Plan Guidelines*, "At one time, the local general plan was looked upon as a set of broad policies that had little actual role in development decisions. In those days, general plans consisted of brightly colored maps or printed booklets that were carefully prepared and then set aside so as not to interfere with the job of decision making."

Glenn County has no intention of allowing its *General Plan* either to sit unused on the shelf, or to allow it to become obsolete so that it is not relevant in day-to-day decision-making. Several steps will be taken to ensure that the *General Plan* remains useful and up-to-date.

This *Policy Plan* includes one or more implementation strategies for each policy, prioritizes those strategies in terms of the time frame within which they will be implemented (immediate, three to five years and beyond five years), and identifies the local agencies responsible for carrying out the strategies. These strategies ensure that the policies will actually be implemented.

State law requires the County to provide an annual report to the Board of Supervisors on the status of the Plan and progress in its implementation. The *State General Plan Guidelines* recommend that a county annually review those portions of

the general plan having a short-term focus, and consider amendments as necessary. The review should take into account the availability of new implementation tools, changes in funding sources, and the feedback from plan monitoring activities.

With the exception of the housing element, there is no required timetable for updating the general plan. The *Guidelines* recommend that the local planning agency should thoroughly review the entire general plan every five years and revise it as necessary, but that is not a requirement. The housing element must be updated every five years, and the schedule for revision is established in State law.

PREFERRED ALTERNATIVE

SECTION 2
PREFERRED ALTERNATIVE

2.0 DESCRIPTION

The preferred alternative assumes a rate of growth of three percent per year resulting in a countywide population of approximately 47,000 people. This is an increase of 21,700 persons by the year 2012. Although this may appear high in the context of Glenn County, it is not unrealistic based on growth trends and projections in growing areas of California and is consistent with Glenn County's rate of growth during the past three years. For comparison purposes, the City of Willows assumes a growth rate of two percent, while Orland is looking to a growth rate as high as five percent. No distinction is made in the above population figure between incorporated and unincorporated area population. If it is assumed that approximately 55.5 percent of the future countywide population will reside in the unincorporated area (as was the case in 1991), approximately 12,000 additional people will reside in the unincorporated portion of the county, while the two cities will gain another 9,700 persons. The two cities are presently anticipating a planned increase of 11,041 people, or slightly more than 50 percent of the projected growth.

It is assumed that most of the growth will be concentrated in the Highway 32 corridor, in the vicinity of Willows and along I-5. The amount of growth suggested by this scenario may be sufficient to generate interest in foothill development, if infrastructure and service costs are addressed through Mello-Roos or other assessment district financing.

The demand for new jobs generated by this scenario will approach 5,000. Commuting to Chico may partially offset in-county demand for jobs, however, it is obvious that the Plan must contain a strong strategy for job creation and economic diversification. If not, the county could end up with a substantial unemployment problem and social service obligation. Agriculture's role in the overall economy will be somewhat diminished under the preferred alternative but will remain dominant.

More than 4,000 additional housing units will be required in the unincorporated area under this scenario in order to meet demand, and an additional 3,500 housing units will be required within the two cities. Approximately 2,000 acres will be necessary to accommodate unincorporated area growth.

Glenn County will continue and expand its role as an active participant in and supporter of the local and regional economic development processes, and will establish a pro-economic growth policy framework, giving reasonable priority to employment-generating land uses over natural resource preservation, agricultural land utilization and other environmental concerns. The County will also contribute funding and staff resources to active economic development programs and initiatives operating on behalf of Glenn County and the region.

Sites will be established and zoned for employment-generating commercial and industrial land uses at appropriate key locations, such as along I-5, at the airports, and additional locations where infrastructure and other factors indicate feasibility. The County will seek and implement public improvements, e.g. road improvements, wastewater disposal, etc., supporting commercial and/or industrial development.

The County's approach to economic development will be very *proactive* with the County as a key player in local economic and business development initiatives projecting a pro-growth and pro-business attitude. Means will be sought to accommodate new development while providing for reasonable protection of the public health and safety. In this effort, institutional change would be actively pursued in order to meet the demands of changing times.

County officials will actively participate in the activities of Glenn Chamber of Commerce Economic Development, Inc., the Tri-County EDC and other local and regional economic development and business promotion organizations. County funding support, and technical assistance from County staff, will be provided at appropriate and affordable levels to such organizations. County contact with the State Department of Commerce and other outside agencies will be established and maintained to ensure that Glenn County stays "in the loop" on regional and statewide business development opportunities.

Processing of applications for employment-generating projects and new businesses by the County will be expedited by County staff through the decision-making process. Staff will afford project applicants with whatever technical assistance is feasible and reasonable in formulating application materials. The County will, through its own day-to-day operations, promote local business, in the form of local procurement of goods and services whenever possible, in the form of a cooperative regulatory enforcement environment, and through the provision of adequate public services.

Consolidation of services will be explored and implemented when more cost effective or efficient patterns of service delivery would result. The County will look to play a role in service areas in which it had not previously participated, if necessary, to bring about improved service levels. Financing for services, as well as needed capital outlay, will be built into new project approvals to ensure adequate levels of service while accommodating new development. The latter could be accomplished in part through service impact fees and financing mechanisms such as Mello-Roos.

The concept of "new towns" is endorsed under the preferred alternative as long as sites under consideration are adequately buffered from agriculture and natural areas and have no adverse impact on these resources. In order to ensure compatibility, extensive front-end planning of such communities will occur, including development of specific plans. Necessary financing and physical safeguards will also be built into the development, including appropriate measures to protect development from flooding and wildland fires. Appropriate standards sufficient to protect development from various geologic and water quality hazards will be adopted and applied to all new projects. Air quality attainment plans will be implemented and necessary steps will be taken to encourage alternative transportation, where it is feasible, as well as jobs/housing balance, in order to avoid degradation of the county's air resources. Source reduction of solid and hazardous waste will be encouraged through the many programs outlined in the applicable plans and will include the County's active involvement.

Preservation and conservation of natural resources will be accommodated while providing sufficient flexibility to allow for physical and economic growth. Decisions concerning preservation of natural areas will be influenced more by local priorities than those established at the State and federal level. Strong protection measures will be built into various forms of economic activity, and emphasis will be placed on finding ways to preserve agriculture and accommodate growth and development, while still protecting significant natural areas in Glenn County. Dialogue and cooperation with other levels of government are stressed and agreement is sought on limits of land acquisition activities.

The Williamson Act will receive strong support in recognition of its value in preserving agricultural lands. Areas along the I-5 corridor and adjacent to growth centers, however, will be examined to determine if the use of certain lands for other forms of economic activity outweighs their present agricultural value. Full reimbursement by the State of tax loss resulting from Williamson Act implementation will continue to be a high priority. Other agricultural land preservation tools will be

utilized, when appropriate, to retain agricultural land, including transfer of development rights, exclusive agricultural zoning and minimum parcel sizes. A dairy attraction program along with other efforts to diversify the county's agricultural sector will be pursued, recognizing that standards for siting of dairies and their development need to be carefully crafted to ensure that environmental problems are avoided.

Urban limit lines will be an important tool, permitting communities to shape and contain their urban area in such a way that minimum amounts of high value agricultural lands are disturbed and natural areas are avoided. The concept of infill is promoted, but it is also recognized that peripheral expansion provides unique and competitive economic development opportunities. Rural residential activity will be confined to already established areas on the valley floor, and foothill areas will be examined as possible alternative locations for large lot homesites.

Exportation of ground and surface water will be discouraged. Local domestic and agricultural use of water will be given the highest priorities. Groundwater recharge areas will be carefully protected, and the type of development occurring in such areas will be closely reviewed, to ensure that excessive overcovering does not occur and that the risk of pollution of the aquifer is minimized. Septic systems will be discouraged in such areas, and sewage collection systems will be planned where densities warrant.

Watershed areas will be protected through adoption of standards for development on such lands. Development on steeply sloping terrain will be discouraged. New reservoirs will be given consideration as long as potential adverse impacts can be mitigated.

The County will work with wildlife agencies and groups to identify critical habitat in Glenn County. A variety of tools will be used for its protection, including purchase in some instances. Agreement will be sought on areas needing protection and the level of protection required. A plan will be developed, publicly debated and ultimately adopted by all parties. Membership will be requested on the Sacramento Valley Bioregion Regional Council in order to protect Glenn County's interests. Any plan, including acquisition of fee title or farming rights, will include a mechanism for reimbursement of local tax and economic loss. Priorities established by other levels of government, although recognized and dealt with realistically, are critically analyzed in terms of either benefit or harm to Glenn County.

Riparian areas will be afforded protection and the E-M (Extractive Industrial) Zone will be eliminated or modified to provide greater protection to Stony Creek. Aggregate mining will continue to be treated as an integral part of the county's economic mix; however, standards for such activity will be carefully reviewed and adequate reclamation plans and securities will be required.

Hunting opportunities will be expanded in the county to the extent practical. Strong support will be given to pay-to-hunt enterprises, and agriculture will be encouraged to include fish and game management in its land steward activities. Flooding rice fields in winter months will be supported not only as an assist to wintering waterfowl but also as a possible alternative to rice straw burning.

Timberlands will be viewed from a multiple use perspective. Recreational and other non-timber uses of private timberlands will be considered and encouraged, subject to a determination that the development poses no unmitigated service burdens on the county and does not create harm to the watershed. Public acquisition of inholdings by the National Forest will be resisted due to the loss in property tax revenues to the County.

Continued development of gas fields will be encouraged, and energy conservation in building construction and design of communities will be promoted, including infill, clustering and alternative modes of transportation, when feasible.

Historical preservation, scenic highways and cultural resource protection and recovery will continue to be discussed with decisions made at some future time as to their relative priority in Glenn County.

2.1 ANALYSIS

The type of growth anticipated by the preferred alternative will have a considerable impact on the county and will change the character and scale of present communities. It will require a concerted effort to upgrade and expand infrastructure and services. In order to be able to generate the dollars necessary to pay for costs to County government, a financing plan must be in place which requires developers and future residents to pay for these costs. In addition, the County must be careful to ensure that jobs and other revenue generating activities accompany housing and that the county does not simply become an inexpensive place for people to live, who work and shop in the incorporated cities and adjoining counties.

At least 200 housing units will be needed each year. This should not present a substantial burden to the County if properly planned for, including a government service financing plan, and use of urban limit lines to control scattered growth. Adequate sites are available for this amount of housing without undue impact on other activities. In the Hamilton City area and elsewhere, larger areas subject to flooding or utilized for groundwater recharge will become subject to development pressure. Air quality and transportation impacts will increase, and considerable attention must be given to jobs/housing balance and alternative transportation to reduce commutes and the resultant impacts on air and roads. Planning should focus on greater utilization of the I-5 corridor where sufficient capacity exists for additional trips.

Under the preferred alternative, a large amount of new industrial and business development would conceivably occur in Glenn County. To the extent that such development were to be induced, the county would experience the inevitable related consequences of growth: new population, conversion of open and agricultural lands to urban uses, increased demands for public services, traffic, and other typical outcomes of development projects. Accompanying such development, however, should also be more jobs for county residents, less seasonal fluctuation in employment, more disposable income to put back into the county's economy, and more tax revenue available to meet growing public service demands.

A proactive County government and an active and competent economic development program, however, are not enough to ensure that industrial growth and business development in Glenn County will take place. Economic development and business recruitment occur in a highly competitive environment throughout rural California, and the number of new or expanding businesses which might locate in California is small in proportion to the number of jurisdictions and geographic regions which would welcome them. The experience of other communities and counties throughout the State has been that active and effective local business recruitment and business retention programs, in a pro-business environment, are far more successful in generating economic expansion, with its corresponding benefits, than are those areas who are anti-growth or *laissez faire*. Consequently, to the extent that Glenn County places a policy priority on successful economic expansion for the benefit of county residents, experience suggests that the proactive and committed approach is required to achieve the County's economic objectives.

The legitimate concerns of public safety service providers are addressed under the preferred alternative and solutions to identified problems are actively sought,

including institutional change and new sources of financing. It is assumed that the County will play an active and direct role in solving public safety service problems and will facilitate change and consolidation of responsibility, when appropriate. While recognizing public safety concerns, the county must not forget that growth and new economic activity are vital to the county's future.

In order to expand economic opportunity, ways to finance change and growth must be found, and some risk assumed. The County must also have adequate yet reasonable standards and regulations in place to ensure that hazards are mitigated. To accomplish this, the County must be willing to form various financing and maintenance districts to deal with issues as they arise.

Short-term and long-term environmental impacts which may be experienced include more land being utilized for development than would be the case if growth were discouraged. Additional agricultural land will be lost to urbanization and some land now under the Williamson Act may be removed. Conflicts with agricultural operations may increase and less area will be permanently set aside for fish and wildlife. Although agriculture may lose some acreage, it is not anticipated that it would decline to any significant degree. New high value agriculturally related activities, such as dairies, will be attracted to the county which would help offset the value of land lost to other uses.

There is the potential for an increase in noise levels. Implementing a reasonable set of noise standards that are consistent with those of other jurisdictions should mitigate concerns to an acceptable level. Additional space and processes will be required for solid waste disposal. Adequate fees must be charged for this service and emphasis must be placed on source reduction.

The preferred alternative recognizes that both use and protection of natural resources are important to the county and the well-being of its residents. Priorities are established which provide for growth in the local economy, and the focus is placed on quality of life for residents of Glenn County.

LAND USE AND ROADWAY CLASSIFICATIONS/LAND USE AND CIRCULATION DIAGRAMS

SECTION 3
LAND USE AND ROADWAY CLASSIFICATIONS/LAND USE AND CIRCULATION DIAGRAMS

3.0 LAND USE CLASSIFICATIONS

To translate the goals and policies of the *Policy Plan* into diagram or map form, a set of land use classifications must be adopted to serve as a guide for designating the general land use distribution. Determining the land use designation for any area is generally based on the following criteria:

- Desire to protect agricultural areas from non-agricultural uses
- Existing uses of land when compatible with the goals and policies of the Plan
- Accessibility/circulation
- Soils classification
- Vegetation
- Existing parcel size, when consistent with goals and policies of the Plan
- Availability of public services and facilities and potential for expansion
- General characteristics of the area, such as slope, flood zone or biological significance
- Desire to remedy previous poor or obsolete land use decisions

Each land use classification has been defined and its purpose stated. Uses which would typically be permitted in each classification have been identified, as well as population density and building intensity standards. Where building intensity standards refer to net acreage, the standard must be met after roads and other dedications have been removed from the property. Where no reference to net acreage is made, acreages may be assumed to be gross acreage, including roads and other encumbrances. A zoning consistency matrix (see Table 3-1) has been developed that reflects the appropriate zoning classifications which meet the intent of the land use designations. This matrix is to be utilized when considering zoning reclassification proposals. The *Glenn County Zoning Code* may further define the uses which are permitted within each classification.

TABLE 3-1
LAND USE CLASSIFICATIONS
ZONING CONSISTENCY MATRIX

LAND USE CLASSIFICATION	ZONING DESIGNATION[1]
Open Space/Public Lands	OS*
Foothill Agriculture/Forestry	FA, TPZ, AP, OS
Intensive Agriculture	AE-40, AE-80, AP
General Agriculture	AE-20
Agricultural/Residential	AT
Rural Residential	RE-5, PDR
Suburban Residential	RE-NW, RE-1, RE-2, PDR
Single Family Residential	R-1, PDR
Multiple Family Residential	R-M, PDR
Local Commercial	LC, PDC
Community Commercial	CC, PDC
Service Commercial	SC, PDC
Highway and Visitor Service Commercial	HVC, PDC
Industrial	M, PDC
Business Park	MP*
Public Facilities	All
Recreation	RZ

[1] The table contains abbreviations for the following zones:

OS	Open Space Zone
FA	Foothill Agricultural/Forestry Zone
TPZ	Timberland Preserve Zone
AP	Agricultural Preserve Zone
AE	Exclusive Agricultural Zone (number indicates minimum parcel size in acres)
AT	Agricultural Transitional Zone
RE	Rural Residential Estate Zone (number indicates minimum parcel size in acres)
RE-NW	Rural Residential Estate Zone - North Willows
PDR	Planned Development Residential Zone
R-1	Single Family Residential Zone
R-M	Multiple Residential Zone
LC	Local Commercial Zone
CC	Community Commercial Zone
PDC	Planned Development Commercial Zone
SC	Service Commercial Zone
HVC	Highway and Visitor Commercial Zone
M	Industrial Zone
MP	Industrial Park Zone
RZ	Recreation Zone
AV	Airport Zone

* Indicates new zoning classification

The land use classifications utilized to designate land within Glenn County, and which are shown on the *Land Use Diagram* (Figure 3-1, inserted separately at the back of this document, and Figures 3-2 through 3-13 at the end of this section), include:

- Open Space/Public Lands
- Foothill Agriculture/Forestry
- Intensive Agriculture
- General Agriculture
- Agricultural/Residential
- Rural Residential
- Suburban Residential
- Single Family Residential
- Multiple Family Residential

- Local Commercial
- Community Commercial
- Service Commercial
- Highway and Visitor Service Commercial
- Industrial
- Business Park
- Public Facilities
- Recreation

In addition to the above land use classifications, several designations have been created in the form of overlays, to be applied in combination with the classifications listed above (Figures 3-14 through 3-19 at the end of this section). These Special Overlay Designations reflect special concerns and include the following:

- Biological Importance - BI
- Restorable Wetlands - RW
- Historic/Cultural - HC
- Floodway - FW
- Floodplain - FP
- Landfill/Septage Disposal Sites - SD
- Groundwater Recharge Areas - GR
- Streamside Protection Zone - SPZ

These overlay designations should be considered in conjunction with the underlying land use designation when reviewing development proposals, zoning reclassification proposals, or changes in land use designation, since they reflect constraints. In most cases, specific standards set forth in this *Policy Plan* assist in implementing the overlay designations. A list of zoning classifications compatible with each of the overlay designations is included in Table 3-2.

TABLE 3-2
OVERLAY DESIGNATION ZONING CONSISTENCY MATRIX

OVERLAY DESIGNATION	ZONING DESIGNATION
Biological Importance	All
Restorable Wetlands	All
Historic/Cultural	All
Floodway	All
Floodplain	All
Landfill/Septage Disposal Sites	All
Groundwater Recharge	All
Streamside Protection	All

Three types of development areas have been identified in the *Policy Plan*: areas within Urban Limit Lines, Local Service Centers, and Development Nodes along Interstate 5. These areas are shown on the *Land Use Diagram* and described below. It is the intent of the County to direct development into these areas and away from more valuable agricultural lands.

3.0.1 Open Space/Public Lands

Definition and Purpose: The Open Space/Public Lands classification is used to identify areas having open space value as primitive or natural areas; to identify areas in public ownership which are reserved for wilderness use or as a wildlife or nature preserve; to retain certain lands in a natural or undisturbed state; to identify lake recreation areas and to provide for use of these areas for active or passive public recreation purposes.

Permitted Uses: Examples of uses which are considered appropriate under this classification include, but are not limited to: wildlife or nature preserves; passive, non-intensive recreational uses; public campgrounds; public parks; and important natural resource areas.

Standards for Population Density and Building Intensity: Areas designated as Open Space/Public Lands shall not be utilized for permanent residences.

3.0.2 Foothill Agriculture/Forestry

Definition and Purpose: The Foothill Agriculture/Forestry classification is used to preserve foothill areas of the county by providing for areas of intensive and extensive agricultural uses; to protect grazing land; to protect timber and forest lands economically suitable for logging; and to promote and encourage the use of forest lands for multiple purposes such as preserving wildlife, hunting, hiking, or other compatible uses.

Permitted Uses: Examples of uses which are considered appropriate under this classification include, but are not limited to: grazing; animal raising operations; growing and harvesting timber; uses directly related to growing, harvesting and processing forest products; growing and harvesting agricultural crops; uses directly related to growing, harvesting and processing agricultural products; and hunting lodges, clubs and camps.

Standards for Population Density and Building Intensity: The minimum parcel size shall be one hundred sixty (160) acres. Population density shall not exceed 12 persons per square mile (640 acres) and building intensity shall not exceed one permanent residence for every 160 acres.

3.0.3 Intensive Agriculture

Definition and Purpose: The Intensive Agriculture classification is used to identify areas suitable for commercial agriculture which provide a major segment of the county's economic base; to protect the agricultural community from encroachment of unrelated agricultural uses which, by their nature, would be injurious to the physical and economic well-being of the agricultural community; to accommodate lands under Williamson Act contracts; to encourage the preservation of agricultural land, both in production and potentially productive, which contain State-designated Important Farmlands or Locally Significant Farmlands.

Permitted Uses: Examples of uses which are considered appropriate under this classification include, but are not limited to: growing and harvesting field crops, grain and hay crops; growing and harvesting fruit and nut trees, vines and vegetables; pasture and grazing land; and animal raising operations.

Standards for Population Density and Building Intensity: The minimum parcel size shall be forty (40) acres. Population density shall not exceed 100 persons per square mile (640 acres) and building intensity shall not exceed one residential unit per forty (40) acres except that housing for farm labor and senior citizens in excess of the above standard may be permitted subject to permitting procedures established in the *Glenn County Zoning Code*.

3.0.4 General Agriculture

Definition and Purpose: The General Agriculture classification is used to identify those areas where it is desirable to retain agriculture as the primary land use.

Permitted Uses: Examples of uses which are considered appropriate under this classification include, but are not limited to: growing and harvesting field crops, grain and hay crops; growing and harvesting fruit and nut trees, vines and vegetables; pasture and grazing land; and animal raising operations.

Standards for Population Density and Building Intensity: The minimum parcel size shall be twenty (20) acres. Population density shall not exceed 200 persons per square mile (640 acres) and building intensity shall not exceed one residential unit per twenty (20) acres except that housing for farm labor and senior citizens in excess of the above standard may be permitted subject to permitting procedures established in the *Glenn County Zoning Code*.

3.0.5 Agriculture/Residential

Definition and Purpose: The Agriculture/Residential classification is utilized to identify areas suitable for agricultural use and to provide for residential development with a range of densities compatible with a rural character and life-style; to use as a transition from Rural Residential to Intensive Agriculture; and to provide areas for "hobby farms".

Permitted Uses: Examples of uses which are considered appropriate under this classification include, but are not limited to: growing and harvesting field crops, grain

and hay crops; growing and harvesting fruit and nut trees, vines and vegetables; pasture and grazing land; domestic livestock farming on a limited scale; single family residential uses; and home occupations.

Standards for Population Density and Building Intensity: The minimum parcel size shall be ten (10) acres. Population density shall not exceed 400 persons per square mile (640 acres) and building intensity shall not exceed one residential unit per ten (10) acres except that housing for senior citizens in excess of the above standard may be permitted, subject to permitted procedures established in the *Glenn County Zoning Code*.

3.0.6 Rural Residential

Definition and Purpose: The Rural Residential classification is utilized to identify areas suitable for large lot, low density residential use that provide for development which is compatible with a rural character and life-style.

Permitted Uses: Examples of uses which are considered appropriate under this classification include, but are not limited to: single-family residences; agricultural and domestic livestock farming on a limited scale; and home occupations.

Standards for Population Density and Building Intensity: The minimum parcel size shall be five (5) acres. Population density shall not exceed 800 persons per square mile (640 acres) and building intensity shall not exceed one residential unit per five (5) acres except that housing for senior citizens in excess of the above standard may be permitted, subject to the permitting procedures established in the *Glenn County Zoning Code*.

3.0.7 Suburban Residential

Definition and Purpose: The Suburban Residential classification is utilized to identify areas suitable for smaller lots, yet rural in character, and to provide for development that is compatible with subdivisions in a suburban setting.

Permitted Uses: Examples of uses which are considered appropriate under this classification include, but are not limited to: single-family residences; agricultural and domestic livestock farming on a limited scale; and home occupations.

Standards for Population Density and Building Intensity: The minimum parcel size shall be one (1) acre with building intensity not exceeding one residential unit per net acre. In areas containing gravelly soils similar to those found in the West Orland area, the minimum parcel size shall be two (2) acres with building intensity not exceeding one residential unit per two net acres. In addition, housing for senior citizens in excess of the above standard may be permitted, subject to the permitting procedures established in the *Glenn County Zoning Code*. Population density shall not exceed 4,000 persons per square mile (640 acres), except in gravelly soil areas where population density shall not exceed 2,000 persons per square mile.

3.0.8 Single Family Residential

Definition and Purpose: The Single Family Residential classification is utilized to provide areas suitable for development of dwelling units intended for occupancy by only one household, and physically independent from other dwelling units or structures.

Permitted Uses: Examples of uses which are considered appropriate under this classification include, but are not limited to: "traditional" single-family detached housing; mobilehome subdivisions; mobilehome parks; and planned residential developments.

Standards for Population Density and Building Intensity: The minimum parcel size shall be 6,000 square feet. Population density shall not exceed 8,000 persons per square mile (640 acres) and building intensity is limited to one main dwelling unit per parcel and shall not exceed six (6) residential units per net acre except that in areas served by public sewer and water systems with adequate capacity; one second dwelling unit may be permitted subject to the permitting procedures established in the *Glenn County Zoning Code*. The maximum height of structures shall be thirty feet (30'). The maximum lot coverage shall be forty percent (40%) except in areas with slopes of more than 30 percent (30%), where the maximum lot coverage shall be thirty percent (30%).

3.0.9 Multiple Family Residential

Definition and Purpose: The Multiple Family Residential classification is utilized to provide for areas suitable for development of structures containing more than one dwelling unit, including duplexes and triplexes.

Permitted Uses: Examples of uses which are considered appropriate under this classification include, but are not limited to: attached housing; apartments; group housing; condominiums; mobilehome parks; and planned residential developments.

Standards for Population Density and Building Intensity: The minimum parcel size shall be 6,000 square feet. Population density shall not exceed 16,000 persons per square mile (640 acres) and building intensity may range from eight (8) residential units per net acre to fifteen (15) dwelling units per net acre. The maximum height of structures shall be forty-five feet (45'). The maximum lot coverage shall be forty percent (40%) for single story buildings; thirty-five percent (35%) for two story buildings; and thirty percent (30%) for three story buildings.

3.0.10 Local Commercial

Definition and Purpose: The Local Commercial classification provides for the designation of areas for small, localized retail, recreational and service businesses which provide goods and merchandise serving the immediate surrounding area.

Permitted Uses: Examples of uses which are considered appropriate under this classification include, but are not limited to: eating and drinking establishments; food and beverage retail sales; limited personal, medical, professional and repair services; and retail sales. Such facilities may range from a single use to a cluster of uses.

Standards for Population Density and Building Intensity: Areas designated as Local Commercial shall not be utilized for permanent residences. The minimum parcel size shall be 8,000 square feet. Structures shall not cover more than forty percent (40%) of the site if single-story or thirty percent (30%) of the site if multi-story, or be higher than thirty feet (30').

3.0.11 Community Commercial

Definition and Purpose: The Community Commercial classification provides for a full range of commercial retail and service establishments. Community Commercial areas should satisfy a variety of personal needs as well as those of other nearby businesses.

Permitted Uses: Examples of uses which are considered appropriate under this classification include, but are not limited to: gasoline service stations; hardware stores; eating and drinking establishments; food and beverage sales; public buildings;

general merchandise stores; professional offices; and finance offices. Community Commercial uses also include agricultural supply and commodities sales; veterinary services; and other agricultural-related services.

Standards for Population Density and Building Intensity: Areas designated as Community Commercial shall not be utilized for permanent residences. The minimum parcel size shall be 8,000 square feet. Structures shall not cover more than fifty percent (50%) of the site or be higher than thirty-five feet (35').

3.0.12 Service Commercial

Definition and Purpose: The purpose of the Service Commercial classification is to provide areas suitable for heavier commercial uses involving outdoor storage, display and work activity.

Permitted Uses: Examples of uses which are considered appropriate under this classification include, but are not limited to: automotive-related or heavy equipment services and sales; lumber yards; machine shops; trucking terminals/ printing/publishing facilities; and warehousing. The Service Commercial classification may be used in agriculturally-designated areas where it provides an area for agricultural equipment sales and services; wholesale commodities sales; and other agricultural-related service and commercial uses.

Standards for Population Density and Building Intensity: Areas designated as Service Commercial shall not be utilized for permanent residences. The minimum parcel size shall be 12,500 square feet. Structures shall not cover more than seventy-five percent (75%) of the site or be higher than thirty-five feet (35'), unless developed as part of a Planned Development. Outdoor storage shall be screened and generally shall not exceed fifty percent (50%) of the gross floor area.

3.0.13 Highway and Visitor Service Commercial

Definition and Purpose: The purpose of the Highway and Visitor Service Commercial classification is to provide sites to serve the commercial needs of travelers and visitors to the county.

Permitted Uses: Examples of uses which are considered appropriate under this classification include, but are not limited to: travel-related services such as gasoline service stations, truck stops, food and beverage sales, eating and drinking

establishments and lodging located along major streets, major collectors, and major highways for travelers. Resort development is appropriate under this designation, as are other types of development that would attract visitors to the county.

Standards for Population Density and Building Intensity: Areas designated as Highway and Visitor Service Commercial shall not be utilized for permanent residences except for those units required for caretaker and/or employee housing incidental to hotel or motel uses. The minimum parcel size shall be 8,000 square feet. Structures shall not cover more than fifty percent (50%) of the site or be higher than thirty feet (30'), unless developed as part of a Planned Development.

3.0.14 Industrial

Definition and Purpose: The purpose of the Industrial classification is to provide for a range of manufacturing operations; the processing of natural resources; and the processing of agricultural products. The intent is to encourage appropriate industrial/manufacturing development that will be compatible with adjacent land uses and will not create adverse environmental impacts.

Permitted Uses: Examples of uses which are be considered appropriate under this classification include, but are not limited to: light manufacturing uses; uses permitted in the Service Commercial category; fabrication shops; large warehouses; equipment storage yards; distribution sales; batch plants; lumber mills; auto wrecking, salvage and junk yards; fuel tank farms; and energy facilities.

Standards for Population Density and Building Intensity: Areas designated as Industrial shall not be utilized for permanent residences. The minimum parcel size shall be 10,000 square feet. Structures shall not cover more than seventy-five percent (75%) of the site or be higher than forty-five feet (45'), unless developed as part of a Planned Development. Outdoor storage shall be completely screened and shall not exceed one hundred percent (100%) of the gross floor area of all structures.

3.0.15 Business Park

Definition and Purpose: The purpose of the Business Park classification is to strengthen and enhance industrial and business development potential by designating areas where adequate infrastructure can be provided to support new industries or the relocation of industries, and a "workplace use" environment can be provided.

Permitted Uses: Examples of uses which are considered appropriate under this classification include, but are not limited to: offices; research and development parks; light industrial parks; warehousing; health clubs and gymnasiums; small proprietary industries; "incubator" businesses and industries; and incidental retail uses.

Standards for Population Density and Building Intensity: Areas designated as Business Park shall not be used for permanent residential uses. The minimum parcel size shall one (1) acre. Structures shall not cover more than thirty percent (30%) of the site or be higher than forty-five feet (45').

3.0.16 Public Facilities

Definition and Purpose: The purpose of the Public Facilities classification is to provide areas for development of public facilities to meet public needs.

Permitted Uses: Examples of uses which are considered appropriate under this classification include, but are not limited to: institutional, academic, governmental and community services, either publicly-owned or operated by non-profit organizations, such as fire stations, parks and community centers.

Standards for Population Density and Building Intensity: Areas designated as Public Facilities shall not be utilized for permanent residences. The minimum parcel size shall be 6,000 square feet. Structures shall not cover more than fifty to seventy-five percent (50 to 75%) of the site or be higher than forty-five feet (45').

3.0.17 Recreation

Definition and Purpose: The Recreation classification is used to identify areas having open space value for recreation purposes and provide for utilization of these areas for public or private recreational development.

Permitted Uses: Examples of uses which are considered appropriate under this classification include, but are not limited to: private and public campgrounds; private and public parks or playgrounds; water-related recreation activities; golf courses and/or driving ranges; restaurants; recreationally-related commercial activity; outdoor theaters; ball parks; and race tracks.

Standards for Population Density and Building Intensity: Areas designated as Recreation shall not be utilized for permanent residences. The minimum parcel size

shall be five (5) acres. Structures shall not cover more than twenty percent (20%) of the site or be higher than thirty feet (30').

3.0.18 Special Overlay Designations

Biological Importance: This overlay designation reflects areas of biological importance in Glenn County which are critical to the preservation of plant and animal life. The purpose of the designation is to identify areas where certain types of development may have an adverse impact on biological resources. In some instances, development should not occur; in others, development should occur only when it can be shown that proper protection of resources will be achieved either through mitigation or compensation. Areas identified include the Sacramento River corridor, the Sacramento National Wildlife Refuge, migratory deer herd range, naturally occurring wetlands, and stream courses such as Butte and Stony Creeks. In addition to these general areas, twelve specific sites have been identified as discussed in Section 2.4.2 of the *Environmental Setting Technical Paper* (Figure 3-14).

Restorable Wetlands: This overlay designation reflects those areas approved by the Glenn County Board of Supervisors, by Resolution No. 92-56, for waterfowl or wetland habitat easement acquisition by the U.S. Fish and Wildlife Service. The U.S. Fish and Wildlife Service proposes to acquire easements, upon a willing seller basis, using Migratory Bird Conservation Funds in accordance with the *North American Waterfowl Management Plan* and *Central Valley Habitat Joint Venture Implementation Plan* (Figure 3-15).

Historic/Cultural: This overlay designation reflects those areas of unique historical or cultural value within Glenn County. The purpose of this designation is to preserve those sites identified for educational, scientific and aesthetic purposes (Figure 3-16).

Floodplain: This overlay reflects those areas which are subject to flooding in a 100 year storm as determined by the Federal Emergency Management Agency. The purpose of this designation is to identify those areas in which special precautions should be taken to ensure that structures and other property are not exposed to undue risk of flood during periods of heavy rainfall and runoff (Figure 3-17).

Floodway: Floodways are areas necessary for the safe passage of water during periods of high flow, and are based on State Reclamation Board Designated Floodway maps. Such areas should be carefully regulated to protect them from encroachment by structures or other modifications which would impede the flow of

water. They are also areas in which close coordination with the State Reclamation Board is required (Figure 3-18).

Groundwater Recharge: This overlay identifies an area with very high groundwater recharge value. Groundwater recharge areas should be protected from excessive overcovering and the County should ensure that septic systems and other potential sources of groundwater pollution are carefully regulated and monitored. Groundwater recharge areas also identify areas potentially rich in aggregate resources. Included within the groundwater recharge overlay area is the Stony Creek Fan (Figure 3-19).

3.0.19 Development Areas

Urban Limit Lines: This designation reflects the boundary around cities and unincorporated communities within which urban development will be directed. These lines represent those areas where growth can be accommodated because full urban services and infrastructure sufficient to serve development is either available or can be made available within the planning period.

Urban Limit Lines are not to be confused with Spheres of Influence as administered by the Local Agency Formation Commission. A Sphere of Influence is defined as "...the probable ultimate physical boundary and service area of a local agency, as determined by the (Local Agency Formation) commission." They are also distinct from city limit lines, and may include territory within city limits as well as unincorporated areas. When unincorporated area is included within an Urban Limit Line adjacent to a city, there is no obligation on the part of the affected city to plan for or to serve the subject area.

Local Service Centers: This designation reflects those rural communities which have developed with a mixture of residential and commercial uses, and function as a service center for surrounding farms and rural areas. Local service centers provide a limited range of goods and services locally and provide housing for persons who are employed on local farms and in agriculturally-related activities. Community sewer and water do not exist in these communities and are not proposed within the life of this Plan. It is intended that no peripheral expansion will occur in these areas; only infill development will be allowed after case-by-case evaluation.

I-5 Development Nodes: This designation reflects designated development nodes along the Interstate 5 corridor where development may occur. These areas have

been identified because of their potential for development due to their location at existing freeway interchanges. Before actual development may occur, proposals will be evaluated on their merit in compliance with policies and standards established in this *General Plan*.

General Plans of Development that have been approved by the Board of Supervisors for specific locations are as follows:

- The 366.71 acre site located on the southwest corner of I-5 and Road 27 shall be developed for a golf course, recreational vehicle park, motel, restaurant and other highway visitor serving commercial and recreational uses and a farm products store.

Other General Plans of Development to be approved by the Board of Supervisors will be described in this Section.

3.1 CIRCULATION SYSTEM CLASSIFICATIONS

A five-level functional classification system has been created for roads within Glenn County as follows: Rural Principal Arterial, Rural Minor Arterial, Rural Major Collector, Rural Minor Collector, and Rural Local. In addition, a five-level functional classification system has been created for roads inside the urban areas of Orland and Willows, as follows: Urban Principal Arterial, Urban Minor Arterial, Urban Major Collector, Urban Minor Collector, and Urban Local. These classifications are shown on the *Circulation Diagram* (Figures 3-20 through 3-24 at the end of this Section).

The rural functional classification system applies outside of the urban area boundaries established by the U.S. Census for Orland and Willows (Figures 3-21 and 3-22), and the urban functional classification system applies within these boundaries. Urban area boundaries are established only for areas that have populations of 5,000 or greater and, at the present time, are limited to Willows and Orland.

3.1.1 Rural Principal Arterial

Functions Served: Interstate highway or roadway connecting a principal arterial with cities of 50,000 population or greater or two or more cities with 50,000 population or greater. Emphasis is on through traffic but some shorter trips occur to or from major trip generators.

Adjacent Land Development: Minimize driveways. No access to residential lots.

Traffic Volume: Approximately 10,000 vehicles per day throughout route. A significant percentage of trip lengths greater than 20 miles.

Travel Speed: 55 mph (non-Interstate), 65 mph (Interstate).

Design Options: 2/3-lane undivided, 4/5-lane undivided, 4/6-lane divided.

3.1.2 Rural Minor Arterial

Functions Served: Integrated intercounty road connecting major communities (3,000 to 50,000 population) or principal/minor arterials with adequate spacing from other arterials. Relatively equal mix of through and local traffic.

Adjacent Land Development: Provide adequate spacing for driveways. Minimize on-street parking. Large setbacks for residences and businesses.

Traffic Volume: Approximately 2,500 to 10,000 vehicles per day throughout route.

Travel Speed: 55 mph.

Design Options: 2-lane undivided.

3.1.3 Rural Major Collector

Functions Served: Primarily intracounty travel serving smaller communities (less than 2,500 population) and countywide trip generators, such as consolidated schools, freeway interchanges, major shipping terminals, major recreational facilities, and concentrations of commercial/industrial activity. Provides an integrated network with other major collectors and arterials with spacing of three to five miles in rural areas and one to three miles in urban areas. Trip lengths may be comparable to those of minor arterials in low density areas. Emphasis on local traffic but some through traffic, especially in low-density areas.

Adjoining Land Development: Minimize single driveways for residences. Minimize on-street parking. Medium-scale commercial/industrial development permissible.

Traffic Volume: Approximately 500 to 2,500 vehicles per day throughout route.

Travel Speed: 45 to 55 mph.

Design Options: 2-lane undivided.

3.1.4 Rural Minor Collector

Functions Served: Carries traffic from residential subdivisions/settlements, farms, logging operations, and other local area trip generators to higher classification roads. Trip lengths are significantly less than those for major collectors. Recommended spacing of one to three miles between major collectors. Small percentage of through traffic.

Adjoining Land Development: Mix of single driveways and common driveways/local roads for groups of dwelling units. On-street parking acceptable where appropriate. Small-scale commercial/industrial development permissible.

Traffic Volume: Approximately 200 to 1,000 vehicles per day depending upon extent of development.

Travel Speed: 35 to 45 mph.

Design Options: 2-lane undivided.

3.1.5 Rural Local Road

Functions Served: Access to adjoining property, primarily residences, farms, or resource extraction operations. Virtually no through traffic.

Adjoining Land Development: Primarily residences facing street with single-residence driveways. On-street parking desirable except for estates and rural areas. No commercial or industrial development.

Traffic Volumes: Approximately 50 to 500 vehicles per day.

Travel Speed: 25 to 30 mph.

Design Options: 2-lane undivided.

3.1.6 Urban Principal Arterial

Functions Served: Serves traffic passing through the urban area. An extension of a Rural Principal Arterial or a Rural Minor Arterial with Significant increases in traffic within the urban area.

Adjacent Land Development: Minimize driveways. Minimize access to small residential lots. On-street parking discouraged.

Traffic Volume: Above 10,000 vehicles per day throughout route. Significant percentage of trip lengths pass through the urban area.

Travel Speed: 25 to 35 mph.

Design Options: 3/5 lanes undivided with curbs and sidewalks.

3.1.7 Urban Minor Arterial

Functions Served: Serves traffic passing through urban areas. Extension of Rural Minor Arterials into urban area until volumes significantly increase or extension of Rural Major Collectors that extend through urban areas without significant increase in traffic.

Adjacent Land Development: Adjoining land primarily commercial, industrial, retail, or high-density residential. On-street parking discouraged.

Traffic Volume: Approximately 2,500 to 10,000 vehicles per day throughout route.

Travel Speed: 25 to 35 mph.

Design Options: 2/3 lanes undivided with curbs and sidewalks.

3.1.8 Urban Major Collector

Functions Served: Serves primarily intracity traffic with trips of one-half to two miles in length. Extension of Rural Minor Collector with increase of traffic in the urban area. Connects to roads of higher classifications.

Adjoining Land Development: Serves adjoining medium-to-high density residential, commercial, retail, and industrial uses. Suitable for public institutions, including high schools. On-street parking encouraged with or without off-street lots.

Traffic Volume: Approximately 500 to 2,500 vehicles per day throughout route.

Travel Speed: 25 to 30 mph.

Design Options: 2-lane undivided with curbs and sidewalks.

3.1.9 Urban Minor Collector

Functions Served: Serves intra-urban traffic of approximately one-quarter to one-mile in length. Connects to roads of higher classification. Small percentage of through traffic. On-street parking desirable.

Adjoining Land Development: Low-density commercial, retail, and/or residential development. Suitable for elementary schools and other public facilities, such as parks.

Traffic Volume: Approximately 200 to 1,000 vehicles per day depending upon extent of development.

Travel Speed: 25 mph.

Design Options: 2-lane undivided with curbs and sidewalks.

3.1.10 Urban Local Road

Functions Served: Local access to adjoining property with trip lengths to roads with higher classifications of one-quarter mile or less. Virtually no through traffic. On-street parking desirable.

Adjoining Land Development: Primarily residential, although small scale retail adjacent to roads with higher classifications possible.

Traffic Volumes: Approximately 50 to 500 vehicles per day.

Travel Speed: 25 mph.

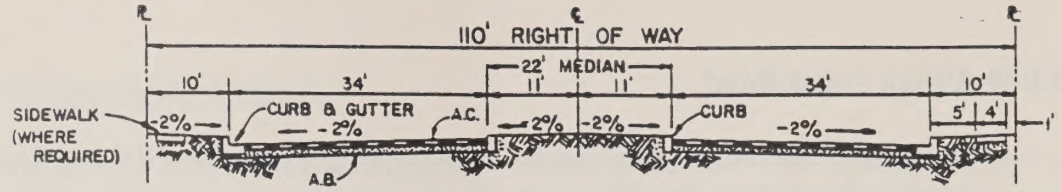
Design Options: 2-lane undivided with curbs and sidewalks.

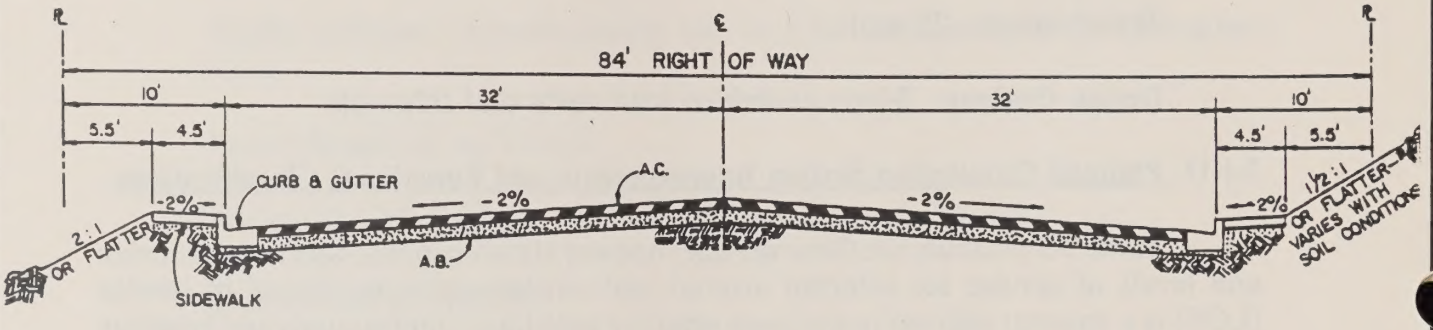
3.1.11 Planned Circulation System Improvements and Functional Classifications

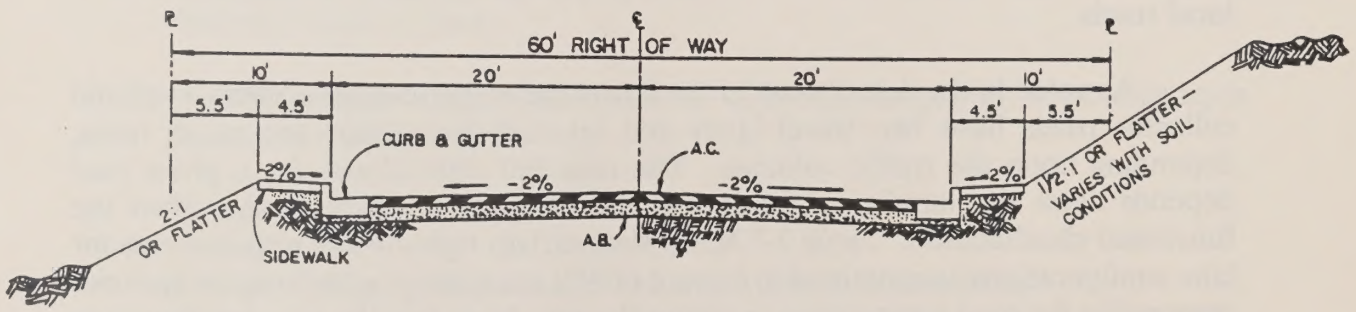
Table 3-3 presents the *General Plan* roadway classifications, lane requirements, and levels of service for selected arterial and collector streets. Level of service (LOS) is a concept utilized to evaluate whether individual intersections and roadway segments will maintain satisfactory operating conditions. Utilizing LOS, an A level implies uncongested operations, while an F level means a total breakdown in traffic flow. Table 3-4 presents 1990 daily traffic volumes and traffic forecasts for arterial streets within the unincorporated area of Glenn County. Tables 3-5 and 3-6 present the same information for major collector streets and minor collector streets, respectively. Streets that are not identified as arterials or collectors are classified as local roads.

As noted in the descriptions of the functional classifications systems, local and collector roads have two travel lanes and arterials have from two to six lanes, depending upon the traffic volumes. The required right-of-way for a given road depends upon the number of lanes and the responsible agency rather than the functional classification. Table 3-7 below summarizes right-of-way requirements for lane configurations as contained in current (1992) road design standards for agencies responsible for road construction in Glenn County. Note that the two- and four-lane standards are the same for the cities of Willows and Orland and Glenn County. For situations where there is no standard, the actual right-of-way can vary depending upon design features, topography, and land availability and is established through procedures contained in Title 17 of the Glenn County Code and Title 20 of the Glenn County Administrative Code.

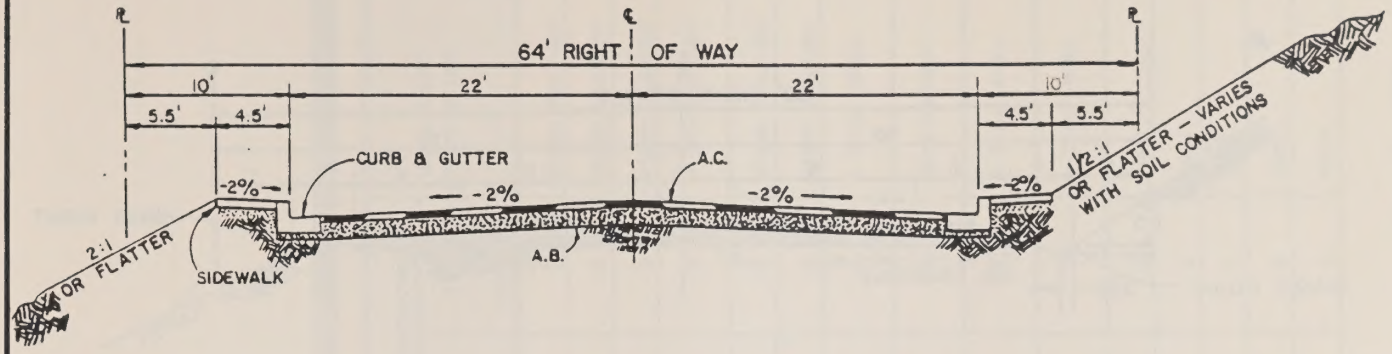
The following are typical cross-sections for the various types of County roads:


110' RIGHT OF WAY
22' MEDIAN
10'
34'
11'
11'
34'
10'
SIDEWALK (WHERE REQUIRED)
-2%
CURB & GUTTER
A.C.
CURB
5'
4'
A.B.

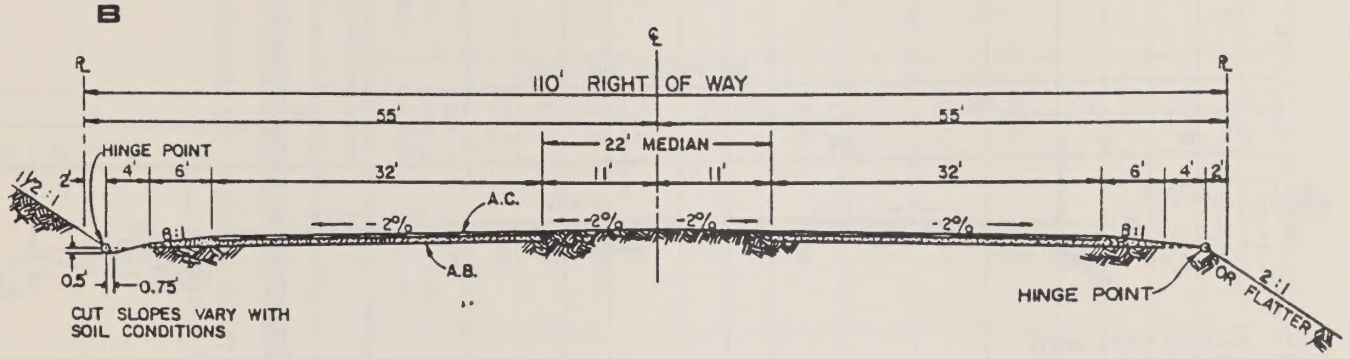

84' RIGHT OF WAY
10'
32'
32'
10'
5.5'
4.5'
4.5'
5.5'
CURB & GUTTER
A.C.
-2%
2:1 OR FLATTER
SIDEWALK
A.B.
1½:1 OR FLATTER — VARIES WITH SOIL CONDITIONS


60' RIGHT OF WAY
10'
20'
20'
10'
5.5'
4.5'
4.5'
5.5'
CURB & GUTTER
A.C.
-2%
2:1 OR FLATTER
SIDEWALK
A.B.
1½:1 OR FLATTER — VARIES WITH SOIL CONDITIONS

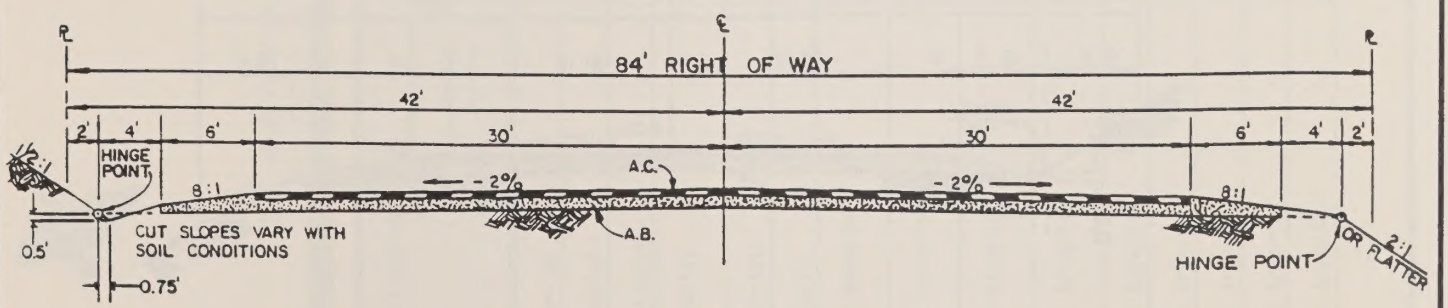
A



B



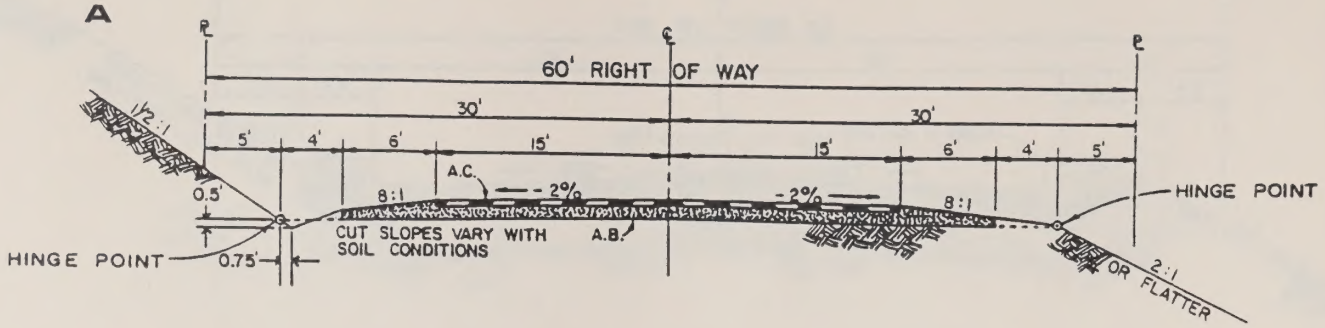
C



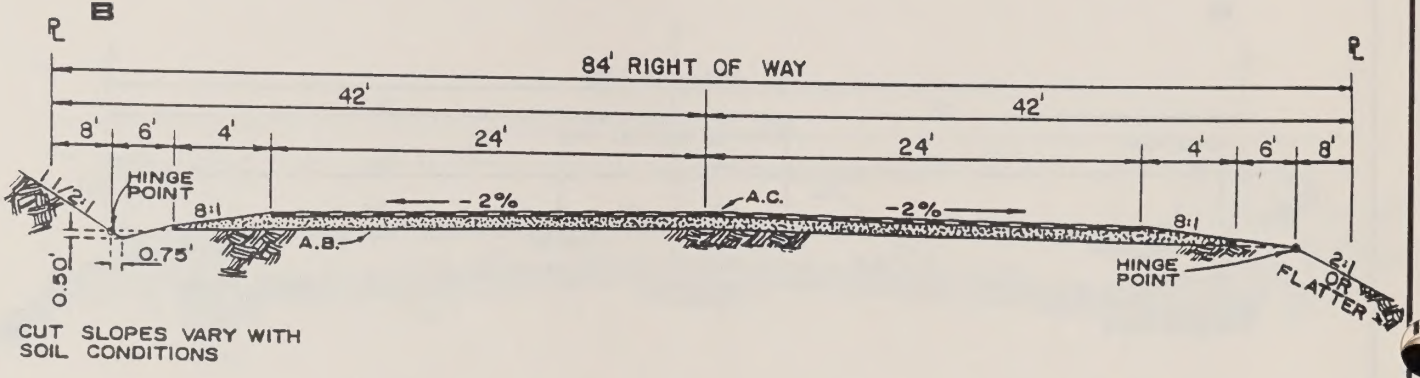
QUAD

A: Urban Industrial Street
B & C: Estate Development Roadways

A

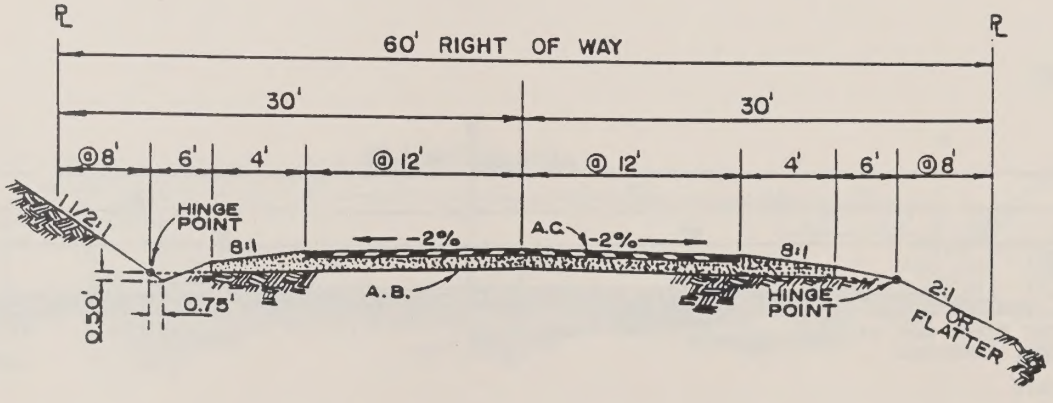


B



CUT SLOPES VARY WITH SOIL CONDITIONS

C



QUAD

A: Estate Development Roadways (continued)
B & C: Rural and Agricultural Development Roadways

TABLE 3-3
CLASSIFICATION, LANE REQUIREMENTS AND LEVELS OF SERVICE FOR SELECTED ROADWAYS

Roadway Segment	Classification	Improved Conditions				Existing Conditions		With Improvements		Improvement Description
		2-Way Lanes	Lane Width (Ft.)	Shoulder Width (Ft.)	No Pass Zone (0-100)	Peak Hour V/C	Level of Service	Peak Hour V/C	Level of Service	
Rte 162 E of I-5	Minor Arterial	2	12	4	60	0.22	C	0.21	C	Widen Shoulder
Rte 162 E of 45	Minor Arterial	2	12	4	20	0.19	B	0.18	B	Widen Shoulder
Rte 162 E of 306	Major Collector	2	12	4	20	0.10	A	0.10	A	Widen Shoulder
Rte 45 N of Hwy 162 E	Minor Arterial	2	12	4	20	0.14	B	0.14	B	Widen Shoulder
Rte 45 N of Rd 39	Minor Arterial	2	12	4	20	0.14	B	0.14	B	Widen Shoulder
Rte 45 S of Rte 32	Minor Arterial	2	12	4	20	0.18	B	0.18	B	Widen Shoulder
Rte 32 E of I-5	Principal Arterial	2	12	4	20	*0.63	E	0.31	A	4 thru lanes
Rte 32/6th St, Orland	Principal Arterial	2	12	4	20	*0.92	E	0.46	B	Re-alignment
Rte 32 E of 6th, Orland	Principal Arterial	2	12	4	20	*1.05	F	0.52	C	4 thru lanes
Rte 32 E of Rte 45, Hamilton City	Principal Arterial	2	12	4	20	*0.97	E	0.48	B	4 thru lanes
I-5 N of Rte 162	Principal Arterial	4	12	8	0	0.54	C	0.46	B	None
I-5 N of Road 68	Principal Arterial	4	12	8	0	0.42	B	0.36	B	None
I-5 N of Road 57	Principal Arterial	4	12	8	0	0.44	B	0.37	B	None
I-5 N of Road 39	Principal Arterial	4	12	8	0	0.48	B	0.41	B	None
I-5 N of Road 33	Principal Arterial	4	12	8	0	0.47	B	0.40	B	None

Roadway Segment	Classification	Improved Conditions				Existing Conditions		With Improvements		Improvement Description
		2-Way Lanes	Lane Width (Ft.)	Shoulder Width (Ft.)	No Pass Zone (0-100)	Peak Hour V/C	Level of Service	Peak Hour V/C	Level of Service	
I-5 N of Road 27	Principal Arterial	4	12	8	0	0.47	B	0.40	B	None
I-5 N of Road 32	Principal Arterial	4	12	8	0	0.56	C	0.47	B	None
I-5 N of Road 7	Principal Arterial	4	12	8	0	0.58	C	0.50	B	None
I-5 N of Road 16	Principal Arterial	4	12	8	0	0.54	B	0.46	B	None
Road 16 W of Rd M	Minor Collector	2	12	2	20	0.16	B	0.16	B	Widen Shoulder
Road 16 at Overpass	Minor Collector	2	12	2	20	0.14	B	0.14	B	Widen shoulder
Road 16 E of 99W	Minor Collector	2	12	2	20	0.23	B	0.23	B	Widen Shoulder
Road 33 W of Bridge	Major Collector	2	12	2	20	0.22	B	0.22	B	Widen Shoulder
Road 39 E of Rd P	Major Collector	2	12	2	20	0.12	B	0.12	B	Widen Shoulder
Hwy 99W N of Rd 20	Minor Arterial	2	12	2	20	*0.43	D	*0.40	D	Widen Shoulder, LT Lanes
Hwy 99W N of Rd 24	Minor Arterial	2	12	2	20	*0.47	D	*0.43	D	Widen Shoulder, LT Lanes
Hwy 99W N of Rd 27	Minor Arterial	2	12	2	20	0.17	B	0.16	B	Widen Shoulder
Hwy 99W N of Blue Gum	Minor Arterial	2	12	2	20	0.21	B	0.20	B	Widen Shoulder
Hwy 99W S of Rd 33	Minor Arterial	2	12	2	20	0.17	B	0.16	B	Widen Shoulder
Hwy 99W S of Rd 39	Minor Arterial	2	12	2	20	0.29	C	0.27	C	Widen Shoulder, LT Lanes
Hwy 99W N of Rd 33	Minor Arterial	2	12	2	20	0.20	B	0.18	B	Widen Shoulder
Hwy 99W N of Rd 39	Minor Arterial	2	12	2	20	0.24	B	0.22	B	Widen Shoulder, LT Lanes

Roadway Segment	Classification	Improved Conditions				Existing Conditions		With Improvements		Improvement Description
		2-Way Lanes	Lane Width (Ft.)	Shoulder Width (Ft.)	No Pass Zone (0-100)	Peak Hour V/C	Level of Service	Peak Hour V/C	Level of Service	
Hwy 99W S of Rd 35	Minor Arterial	2	12	2	20	0.31	C	0.28	C	Widen Shoulder, LT Lanes
Hwy 99W N of Rd 25	Minor Arterial	2	12	2	20	*0.40	D	0.37	C	Widen Shoulder, LT Lanes
Hwy 99W N of Rd 48	Minor Arterial	2	12	2	20	0.33	C	0.31	C	Widen Shoulder, LT Lanes
Road 200 W of I-5	Minor Arterial	2	12	2	20	0.37	C	0.35	C	Widen Shoulder, LT Lanes
Hwy 99W S of Rd 48	Minor Arterial	2	12	2	20	0.29	C	0.27	C	Widen Shoulder, LT Lanes
Road 200 E of Rd MM	Major Collector	2	12	2	20	0.16	B	0.15	B	Widen Shoulder, LT Lanes
Hwy 99W S of Garden St	Minor Arterial	2	12	2	20	0.35	C	0.32	C	Widen Shoulder, LT Lanes
Road 200 E of Rd 12	Minor Arterial	2	12	2	20	*0.48	D	*0.45	D	Widen Shoulder, LT Lanes

Legend: H=Highway; F=Freeway; V/C=volume/capacity
* Level of Service D, E, or F
Source: Dowling Associates, 1992.

TABLE 3-4
ARTERIALS
TRAFFIC VOLUME

Road	Roadway Segment	Miles	1990 Daily Traffic Volumes	AADT* Forecast
PRINCIPAL ARTERIALS				
Interstate 5	Colusa County - Tehama County (passes through Willows and Orland Urban Areas)	28.82	18900 - 21100	26400-30200
Highway 32	Interstate 5 - Butte County (passes through Orland Urban Area)	11.32	7200-12000	14800-24300
	Total Principal Arterial Mileage (Includes mileage within urban boundaries)	40.14		
MINOR ARTERIALS				
State Highway 45	Highway 32 - Colusa County	23.21	1800-2600	2500-3600
State Highway 162	Central Irrigation Canal (Willows Urban Boundary) - Highway 45	9.07	1700-2850	2400-5400
	Highway 45 - Butte County	8.32	1650-2550	850-3600

Road	Roadway Segment	Miles	1990 Daily Traffic Volumes	AADT* Forecast
Road 99W	Road 9 - Orland Urban Boundary North	0.53	2000 (est.)	3610
	Road 20 (Orland Urban Boundary South) - Road 48 (Willows Urban Boundary North)	10.39	2050-4975	3705-8985
	Road 57 (Willows Urban Boundary South) - Road 60	2.59	2000 (est.)	2990
Road 200W	Interstate 5 - Road E	2.07	3000-7000	5420-12645
Total Rural Minor Arterial Mileage		**56.18**		

* Average Annual Daily Traffic (AADT)

Source: Dowling Associates, 1992.

TABLE 3-5
MAJOR COLLECTORS*
TRAFFIC VOLUME

Road	Roadway Segment	Miles	1990 Daily Traffic Volume	AADT Forecast
Road 200 (Newville Road)	Orland Urban Area - Road P	1.55	950	1715
	Road E - west to Tehama County	4.90	500-850	905-1535
	Tehama County - Road 306	4.32	325	590
Road 99W	Road 9 - Tehama County	1.10	250	370
	Road 60 - Colusa County	5.60	225	335
Road 9 (Wyo Avenue)	Road 99W - Canal Road	8.86	450-1200	670-1785
Sixth Avenue (Road 202)	Tehama County - Highway 32	4.01	375	555
Canal Road (Road 203)	Road 9 - Highway 32	1.64	1375	2045
Road P	Highway 32 - Road 33	8.76	275-500	410-745
Road 24	Road 99W - Highway 45	10.39	275-500	410-745
Road 27	Interstate 5 - Road 99W	0.44	500	745
Road 32 (Ord Ferry Road)	Highway 45 - Butte County	0.80	2800	4160

Road	Roadway Segment	Miles	1990 Daily Traffic Volume	AADT Forecast
Road 33	Road D - Road P	5.98	600	890
Road P	Road 33 - Road 60	10.96	150-500	225-745
Road 39 (Bayliss Blue Gum Road)	Road D - Highway 45	13.35	900-1500	1335-2230
Road 60/Road 61 (Riz Road)	Road 99W - Highway 45/162	9.37	400-800	595-1190
Road Z/Road 48	Highway 162 - Butte County	5.56	350-500	520-745
Road S	Road 24 - Highway 32	2.83	625	930
Road 68 (Norman Road)	Interstate 5 - Colusa County	3.01	225	335
Road D	Highway 162 - Road 33	6.96	325-925	485-1375
Highway 162	Willows Urban Boundary West - Road 306 South	19.89	680-2550	1610-6035
	Road 306 South - Road 306 North	3.61	530	1255
	Road 306 North - Road 406	3.73	360	850
Road 306	Highway 162 South - Colusa County	10.17	225-350	530-830
	Highway 162 North - Road 200	18.00	250-350	590-830

Road	Roadway Segment	Miles	1990 Daily Traffic Volume	AADT Forecast
Road 406 (Forest Highway 7)	Highway 162 - Road 307	12.60	No data	800
Road 307 (Forest Highway 7)	Road 406 - Mendocino County	23.43	No data	600
Total Major Collector Mileage		**205.82**		

* Average Annual Daily Traffic = 500 - 3,000 vehicles per day.

Source: Dowling Associates, 1992.

TABLE 3-6
MINOR COLLECTORS*
TRAFFIC VOLUME

Road	Roadway Segment	Miles	1990 Daily Traffic Volume	AADT Forecast
Road E (Olive Avenue)	Road 200 - Road 20 (Sunset Road)	2.58	150	225
Road H	Road 15 - Road 16	0.25	575	855
Road 7	Road 99W - Interstate 5	0.36	425	630
Road 20 (Sunset Road)	Road E - Orland Urban Area Boundary West (Interstate 5)	1.78	525-725	780-1080
Road M	Road 20 - Road 33	6.56	150-400	225-595
Road 15	Road E - Road H	1.23	200-475	300-705
Road 16	Road H - Orland Urban Boundary West (Interstate 5)	0.43	1,075	1600
Road 28	Road D - Road 99W	3.00	325	485
Road 29	Road V - Highway 45	3.10	350	520
Road 30	Road 99W - Road V	7.11	125-300	190-445
Road P	Highway 32 - north to Tehama County	3.17	100-700	150-1040
Road V	Road 29 - Road 57 (Peach Ave.)	11.47	225-300	335-445
Road 32	Road WW - Highway 45	1.60	225	335

Road	Roadway Segment	Miles	1990 Daily Traffic Volume	AADT Forecast
Road 33	Road P East - Road S	1.77	250 (est.)	370
	Road D - West to End	2.58	200	300
Road WW	Road 32 - Road 39	3.25	175	260
Road 48	Road D - Willows Urban Area Boundary (Interstate 5)	1.97	825	1225
	Willows Urban Area Boundary (Interstate 5) - Road 47	0.63	350	520
Road 47	Road 48 - Road MM	0.59	350	520
Road MM	Road 47 - Road 45	0.71	300	445
Road 45	Road MM - Road S	3.37	325	485
Road S	Road 24 - Road 33	6.06	250 (est.)	370
	Road 45 - Road 44	0.36	150 (est.)	225
Road 59 (Willow Ave.)	Ruff Lane (Road VV) - Highway 45	1.97	100	150
Road VV (Ruff Lane)	Road 57 - Road 59	0.81	75	110
Road WW	Highway 162 - Road 66B	3.25	75 (est.)	110
Road V	Road 61 - Road 66B	2.02	75 (est.)	110
Road 66B	Road V - Highway 45	2.93	75	110

Road	Roadway Segment	Miles	1990 Daily Traffic Volume	AADT Forecast
Road XX	Colusa County - Road 67	2.56	100 (est.)	150
Road 67	Road XX - Butte County	7.10	100-425	150-630
Road Y	Highway 162 - Road 67	3.16	450	670
Road Z	Highway 162 - Road 68	3.02	100-170	150-250
Road 57	Road D - Willows Urban Area Boundary (Interstate 5)	3.00	125-170	185-255
	Willows Urban Area Boundary East (Road M) - Road P	1.98	250	370
Road D	Highway 162 - Road 68	8.16	150 (est.)-350	225-520
	Road 33 - Road 25	5.00	75	110
Road 25	Road 99W - Road D	3.00	325-400	495-595
Road 68	Road D - Interstate 5	3.00	225	335
Road 302	Highway 162 - Road 303	5.93	50	75
Road 303	Highway 162 - Road 306	14.67	50	75
Road 305	Road 306 - East to End	2.58	75 (est.)	110
Road 200A/Road 206	Road 200 - West to End	11.70	150	225
Road 44	Road S - Highway 45	5.30	100	150

Road	Roadway Segment	Miles	1990 Daily Traffic Volume	AADT Forecast
Road 57 (Peach Ave.)	Road V - Road VV (Ruff Lane)	0.59	125	190
Road 200	Road 306 - West to Tehama County	2.88	100	150
Road 203 (Canal Road)	Road 9 - Road 204	1.50	500	743
Road 2	Road 202 (6th Ave.) - Road 3 (Glenco Ave.)	3.40	100 (est.)	150
Road 3	Road 2 - Road 99W	0.62	150 (est.)	225
Road 4 (Cutler Ave.)	6th Ave. - Road W (1st Ave.)	3.60	150	225
Road T (4th Ave.)	Road 9 - north to Tehama County	2.50	250	370
Road W (1st Ave.)	Road 4 - Road 6	0.18	200	300
Road 6	Road W - Road 205	0.21	275 (est.)	410
Road 205	Road 6 - Road 204	0.24	275	410
Road 204 (Montgomery Ave.)	Road 205 - Road 203 (Canal Road)	0.40	400 (est.)	595
Total Minor Collector Mileage		**171.19**		

*Average Annual Daily Traffic (AADT) = 200 - 1,000 vehicles per day.

Source: Dowling Associates, 1992.

TABLE 3-7
RIGHT-OF-WAY REQUIREMENTS BY NUMBER OF THROUGH LANES

Land Use Served	Agency	Local/Collector/ Minor Arterial	Principal Arterial	
		2 Lanes	4 Lanes Undivided	4 Lanes Divided
All Highways	Caltrans	100 feet Minimum	No standard	No standard
Urban Developments	Glenn County	60 feet	84 feet	110 feet
	City of Willows	60 feet	84 feet	No standard
	City of Orland	60 feet	84 feet	110 feet
Urban Industrial Street	Glenn County	64 feet	No standard	No standard
	City of Orland	64 feet	No standard	No standard
Estate Developments	Glenn County	60 feet	84 feet	110 feet
Rural & Agricultural Developments	Glenn County	60 feet	84 feet	No standard

3.2 LAND USE AND CIRCULATION DIAGRAMS

This Section presents a description of the *Land Use Diagram* (consisting of Figure 3-1, inserted separately at the back of this document, and Figures 3-2 through 3-13), and the *Circulation Diagram* (Figures 3-20 through 3-24). The *Land Use Diagram* depicts the planned land use, and the *Circulation Diagram* depicts the planned circulation system for Glenn County through the year 2012, consistent with the goals, policies and implementation measures set forth in Section 5 of this document.

The *Land Use Diagram* details the distribution of land uses utilizing the classifications set forth in Section 3.0. The Diagram is composed of several parts in order to aid readability. A countywide diagram (Figure 3-1) encompasses all of the county, including its communities. The communities are, however, shown simply as "Urban Areas" on the countywide diagram with the reader referred to the appropriate Community Map for detail.

The Community Maps are depicted on Figures 3-2 through 3-13 which appear following this page. It is intended that the Community Maps be viewed as identical in force and effect to the countywide *Land Use Diagram*. Community Maps are provided for Artois, Butte City, Elk Creek, Hamilton City, Bayliss, Blue Gum, Capay, Cordora, Glenn, Ordbend, and the unincorporated areas around the cities of Orland and Willows. The planned land uses for the incorporated cities of Orland and Willows are not shown on the County's Plan and reference should be made to the relevant city plans for this information. The *Policy Plan* contains references to North Willows, Northeast Willows and West Orland. These areas are included on the Community Maps for the respective communities, except for the portion of West Orland situated outside the Orland Urban Limit Line. This portion of West Orland is depicted on the countywide Diagram.

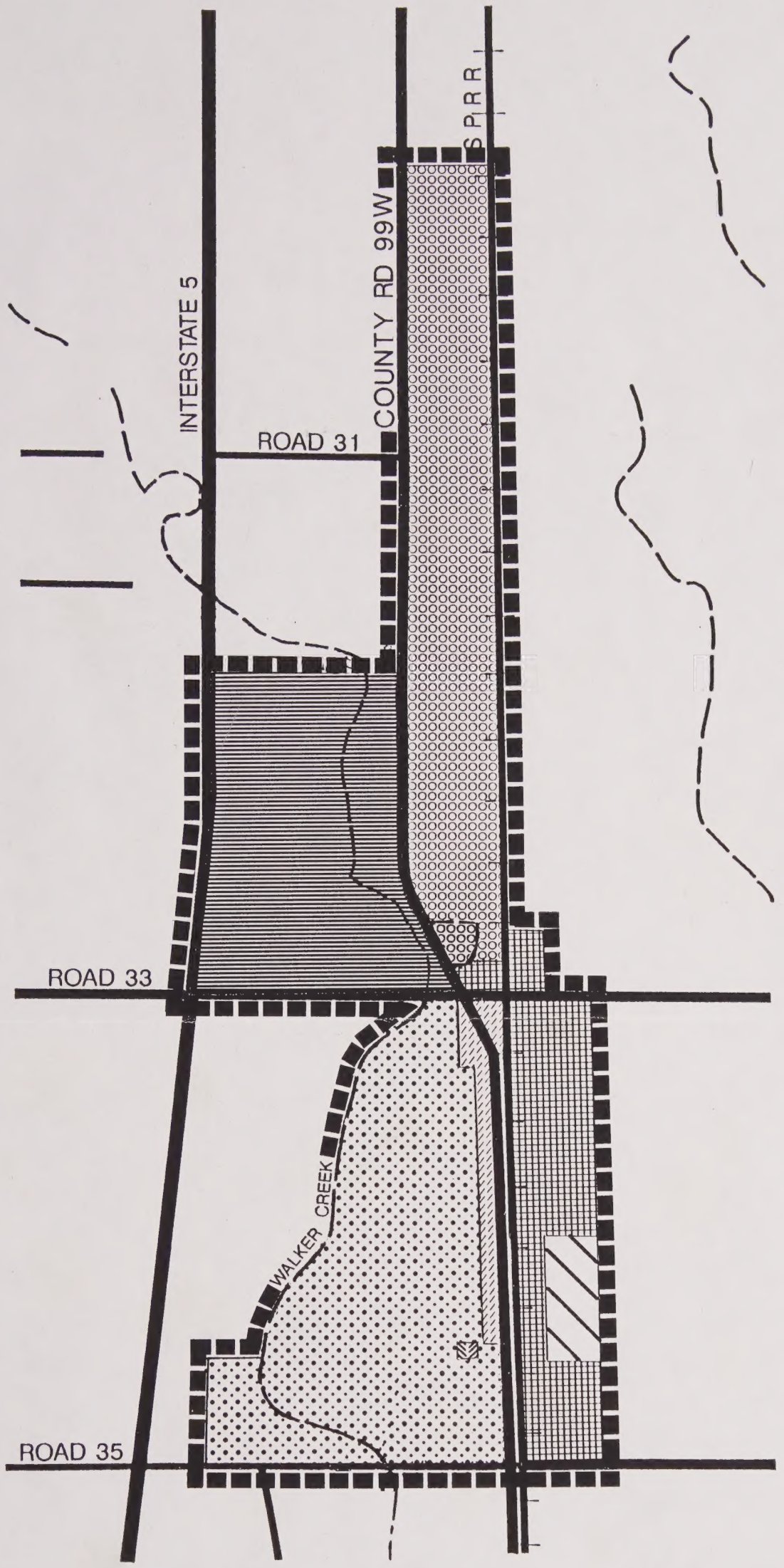
Although not shown on the *Land Use Diagram*, the Special Overlay Designations (Figures 3-14 through 3-19) are to be reviewed in conjunction with the *Land Use Diagram.* As described in Section 3.0, these designations reflect special concerns such as floodplains, wetlands, etc. which represent potential constraints to development.

While an attempt has been made to follow parcel lines and physical features to the extent possible in the representations on the Maps and Diagram, it must be recognized that they are neither required to be as precise nor as specific as a zoning

map and allowance is made for some interpretation based on site-specific circumstances.

The *Circulation Diagram* details the street classification system for Glenn County. It shows both rural arterials and collectors as well as urban arterials and collectors, as described in Section 3.1. Figure 3-20 shows the countywide circulation and street classification system, Figure 3-21 shows the system for the Orland Urban Area and Figure 3-22 shows the system for the Willows Urban Area.

In addition to arterials and collectors, certain local roads are shown on Figures 3-23 and 3-24. These roads, although not of regional importance, are necessary to the effective circulation of local traffic. Their inclusion on the *Circulation Diagram* provides a mechanism for assuring that the necessary rights-of-way are recognized and preserved as development occurs. All other existing roads not shown on the Diagram are also presumed to be local in nature.

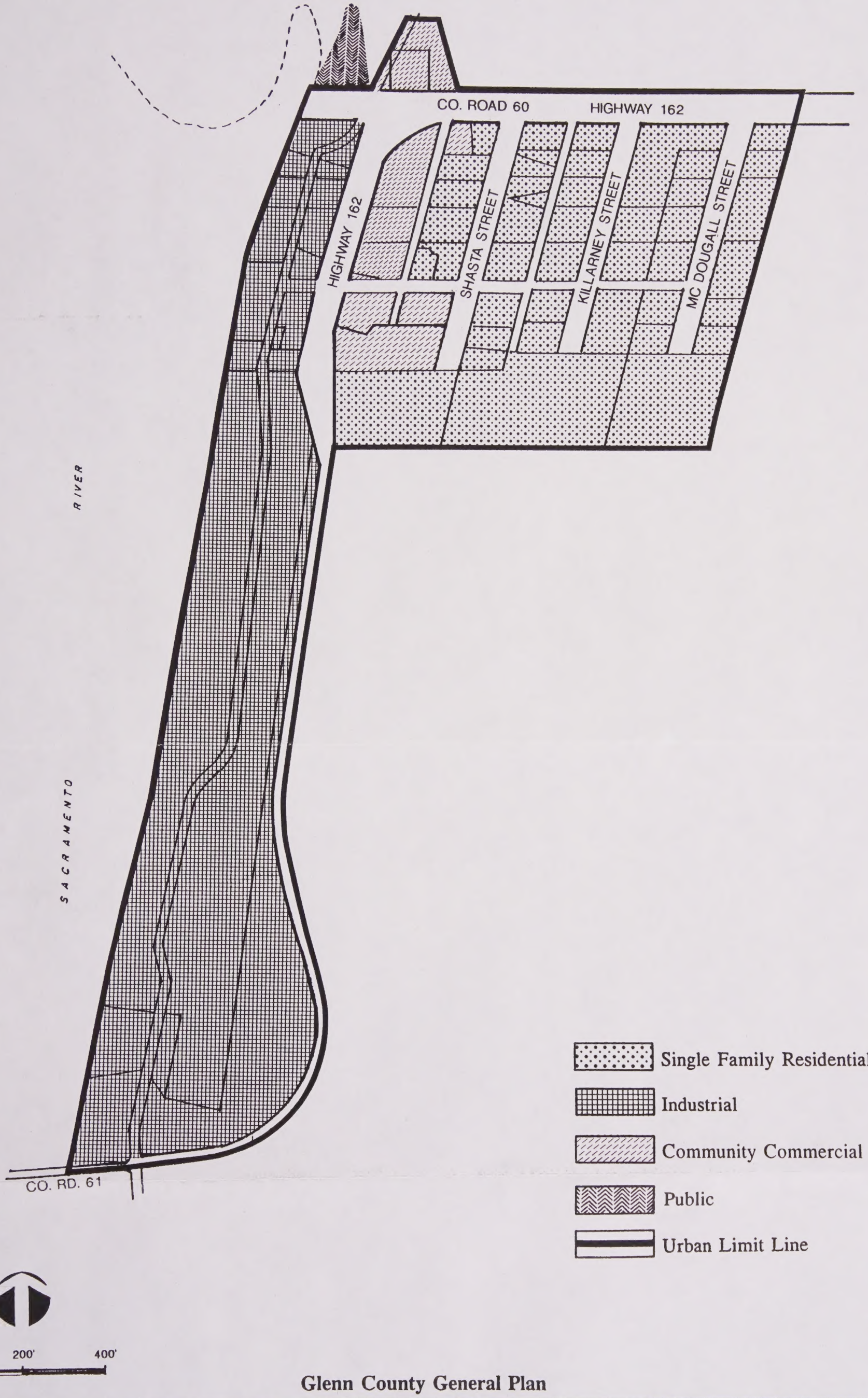


Glenn County General Plan

QUAD

Land Use Diagram
ARTOIS

Figure
3-2

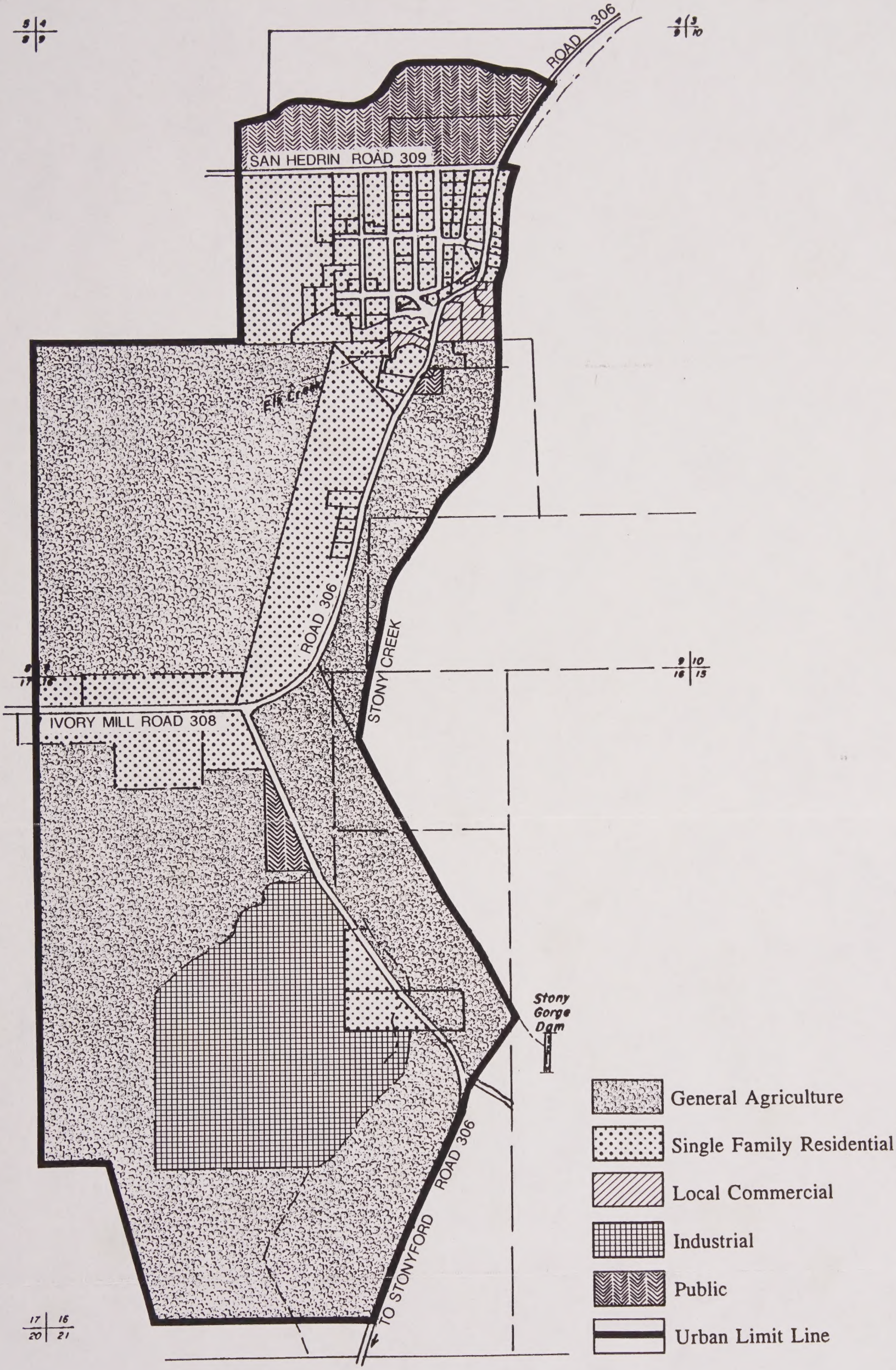


Glenn County General Plan

QUAD

Land Use Diagram
BUTTE CITY

Figure
3-3

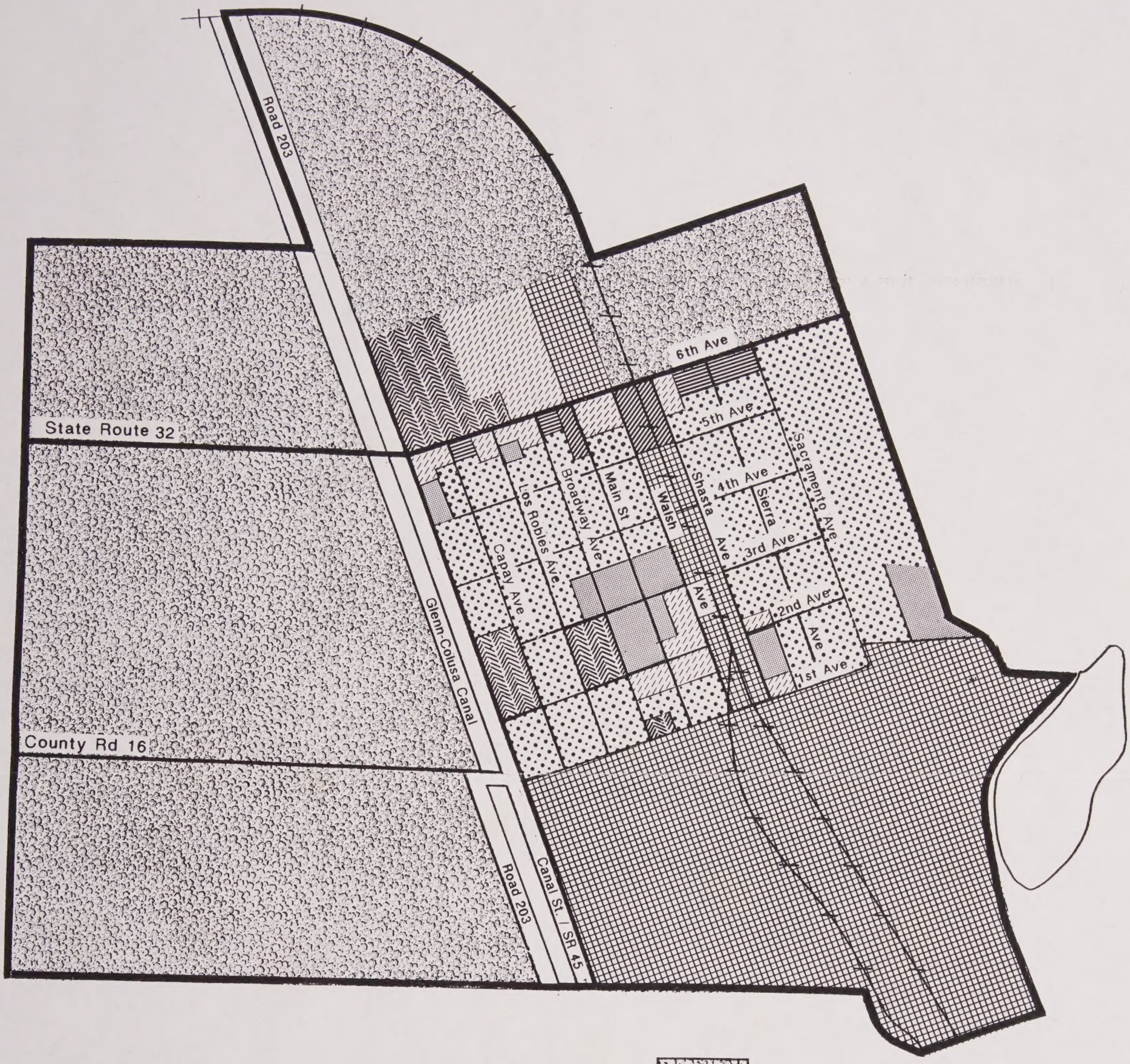


Glenn County General Plan

QUAD

Land Use Diagram
ELK CREEK

Figure 3-4

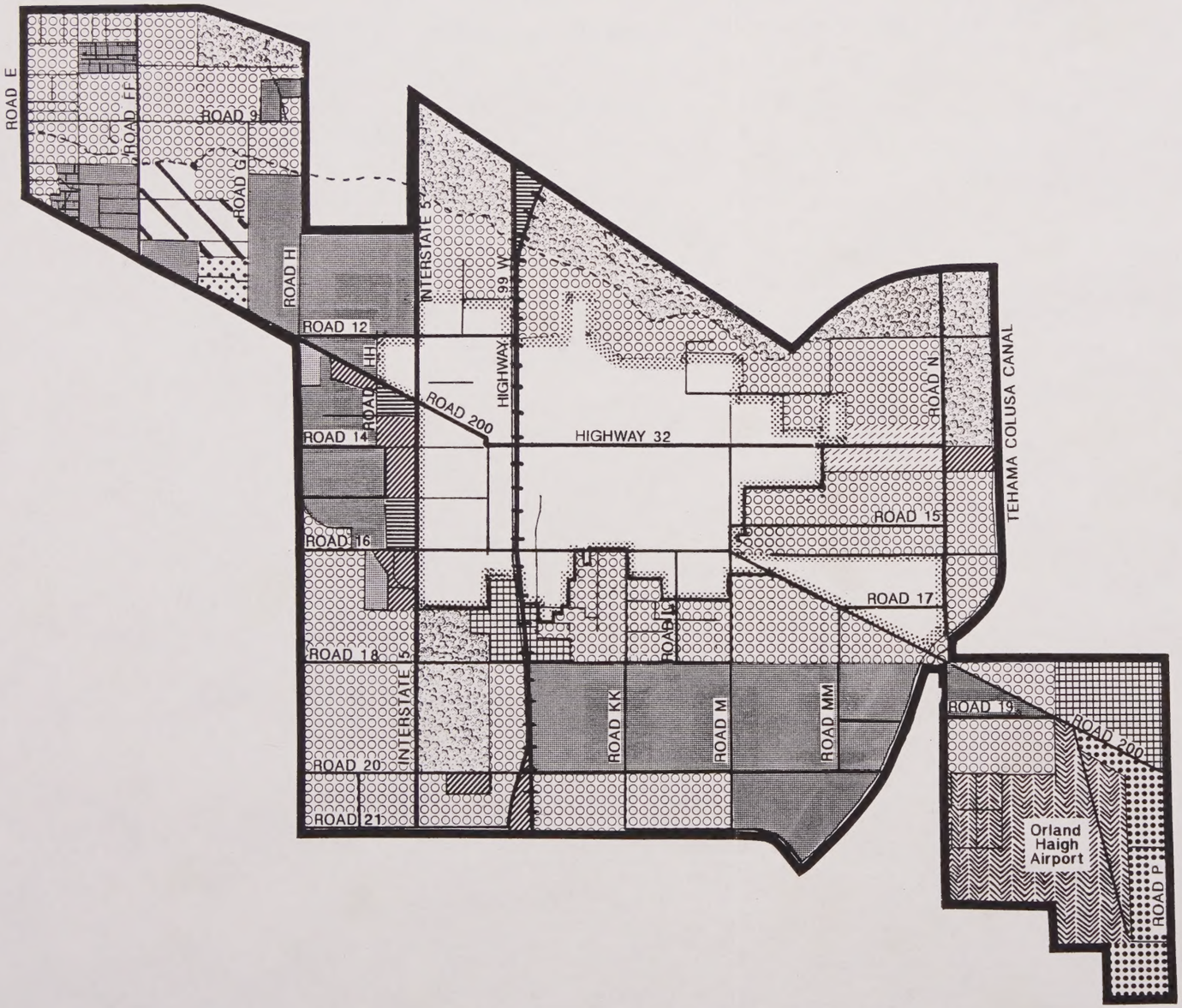


Glenn County General Plan

QUAD

Land Use Diagram
HAMILTON CITY

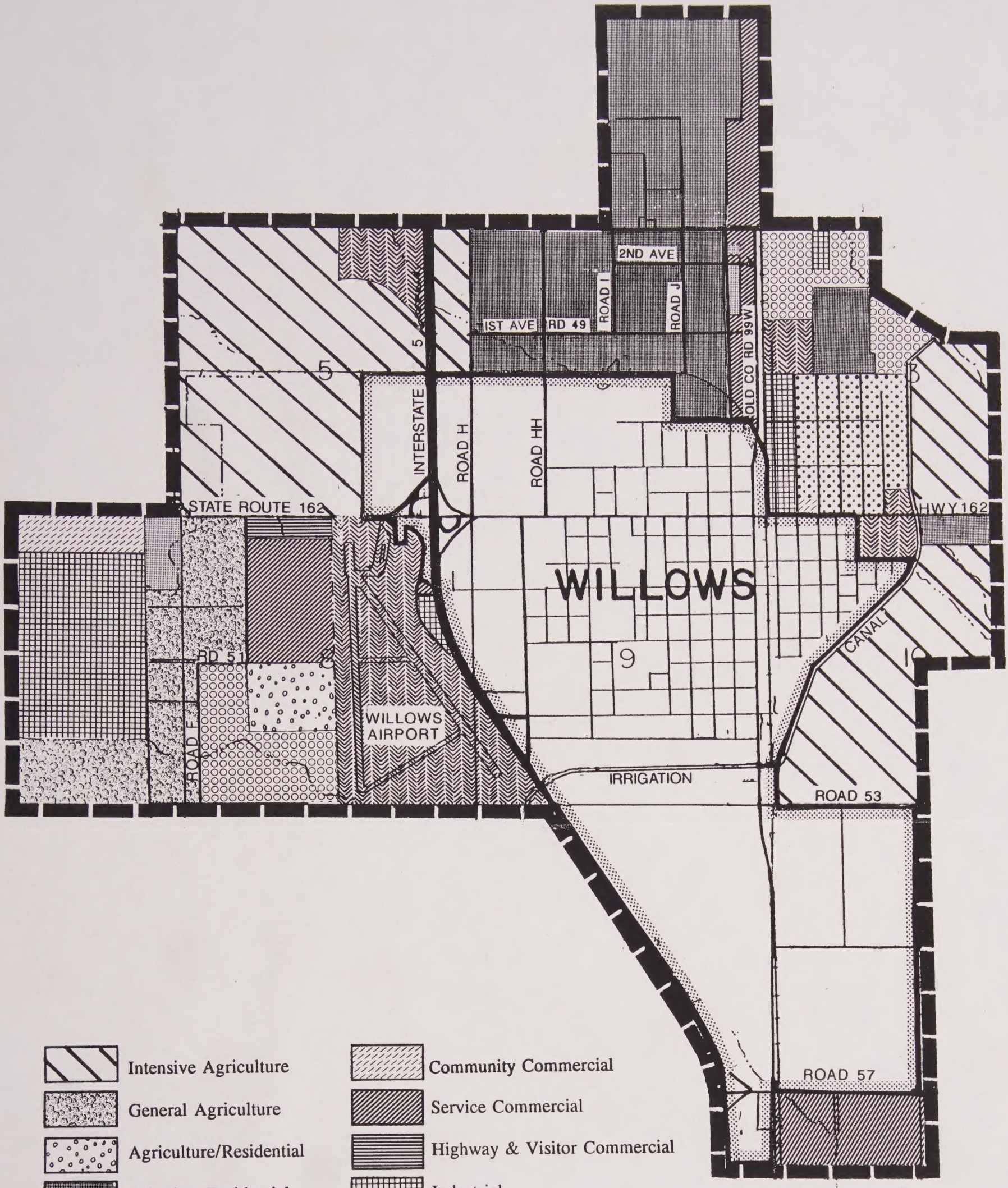
Figure
3-5



QUAD

Land Use Diagram
ORLAND

Figure
3-6

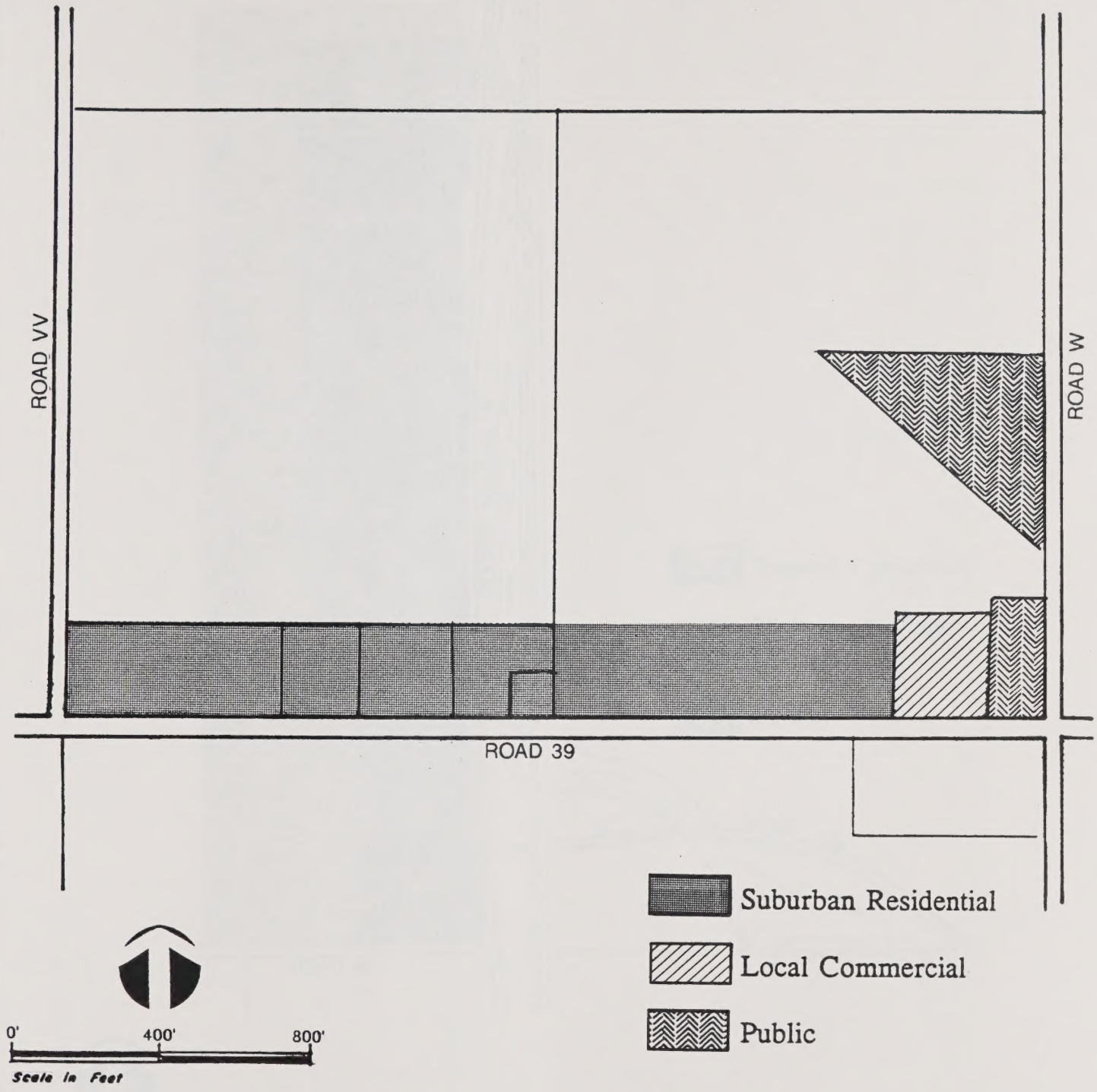


Glenn County General Plan

QUAD

Land Use Diagram
WILLOWS

Figure 3-7

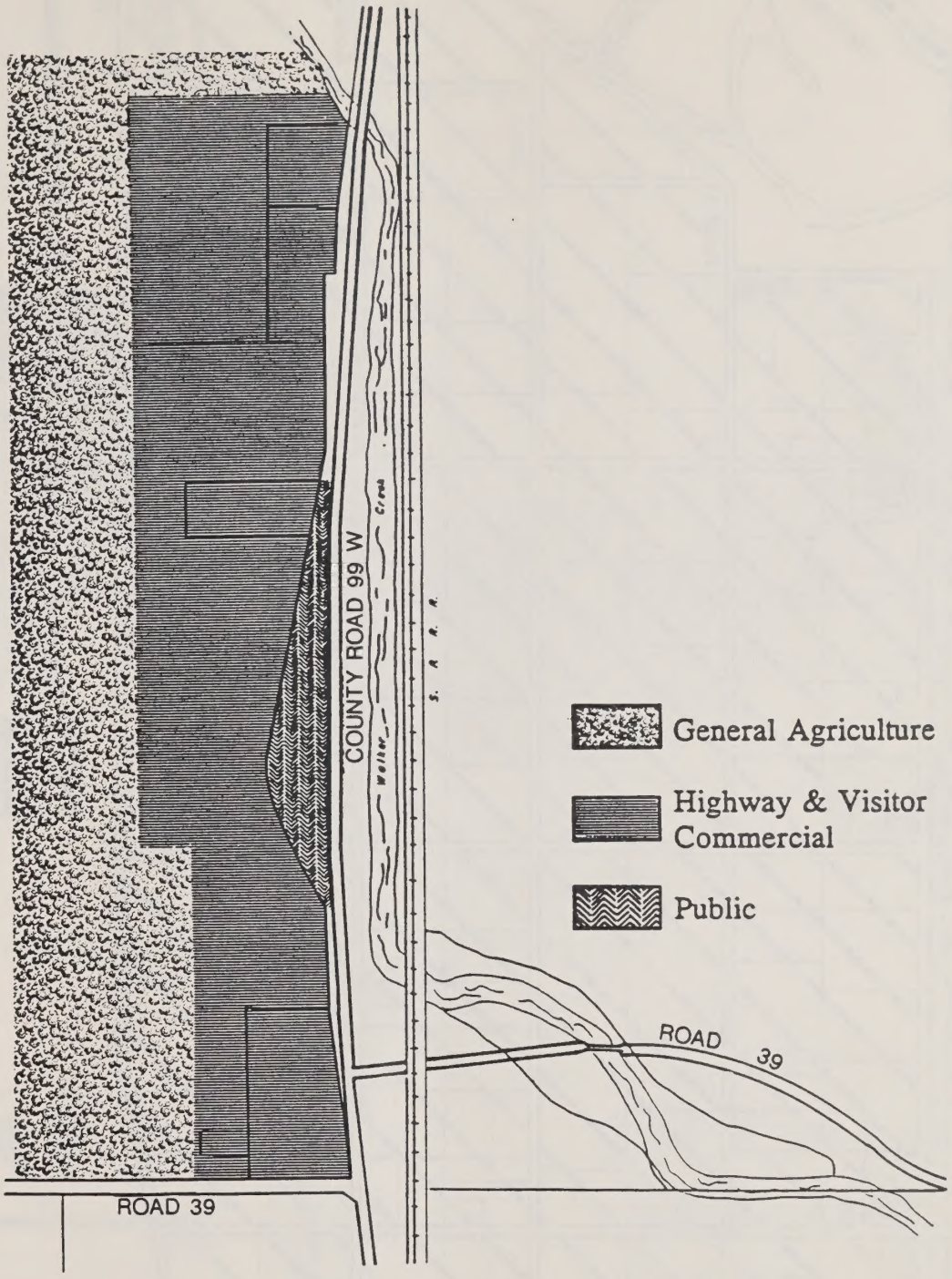


Glenn County General Plan

QUAD

Land Use Diagram
BAYLISS

Figure 3-8

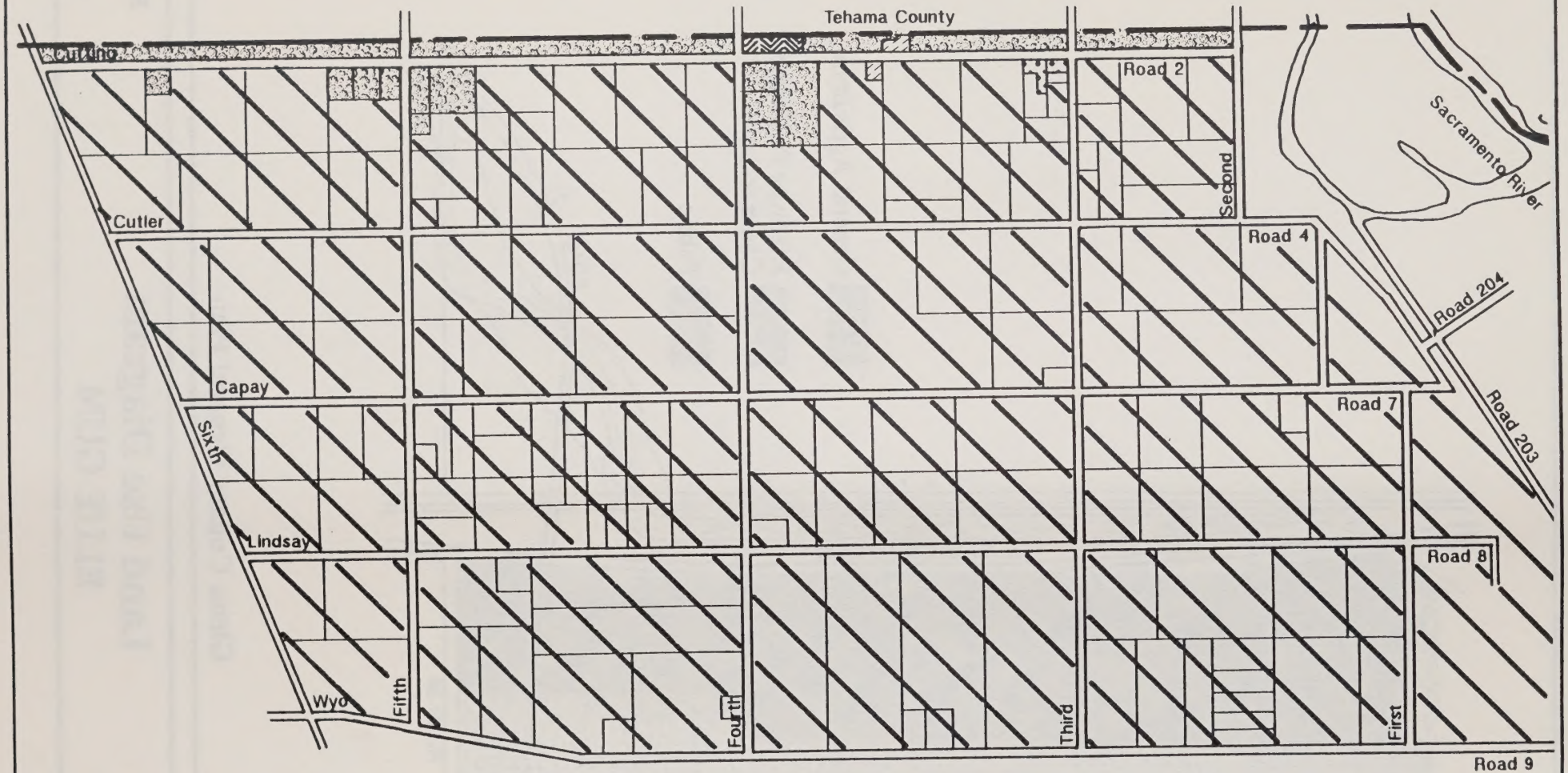


Glenn County General Plan

QUAD

Land Use Diagram
BLUE GUM

Figure 3-9

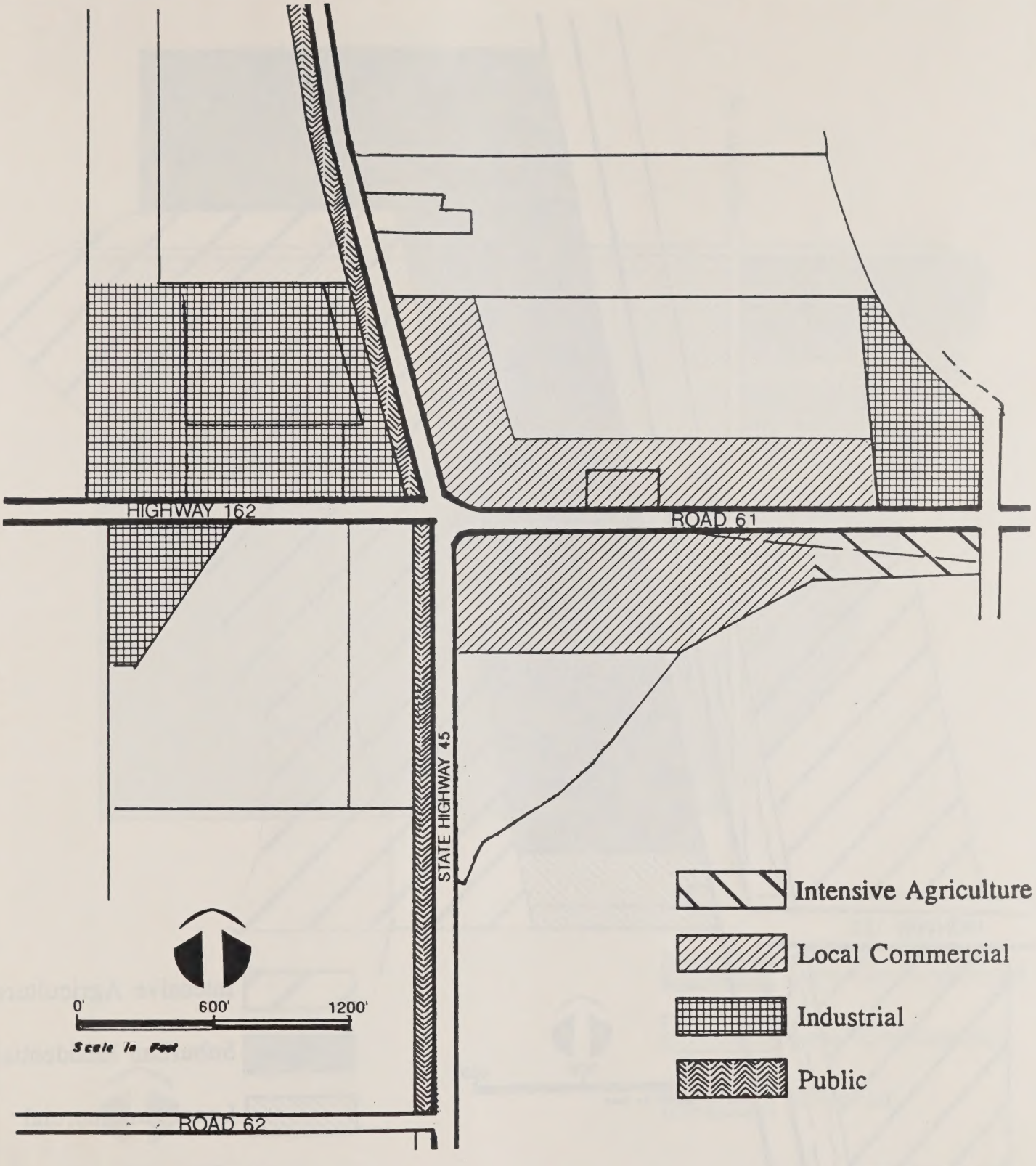


Glenn County General Plan

QUAD

Land Use Diagram
CAPAY

Figure
3-10

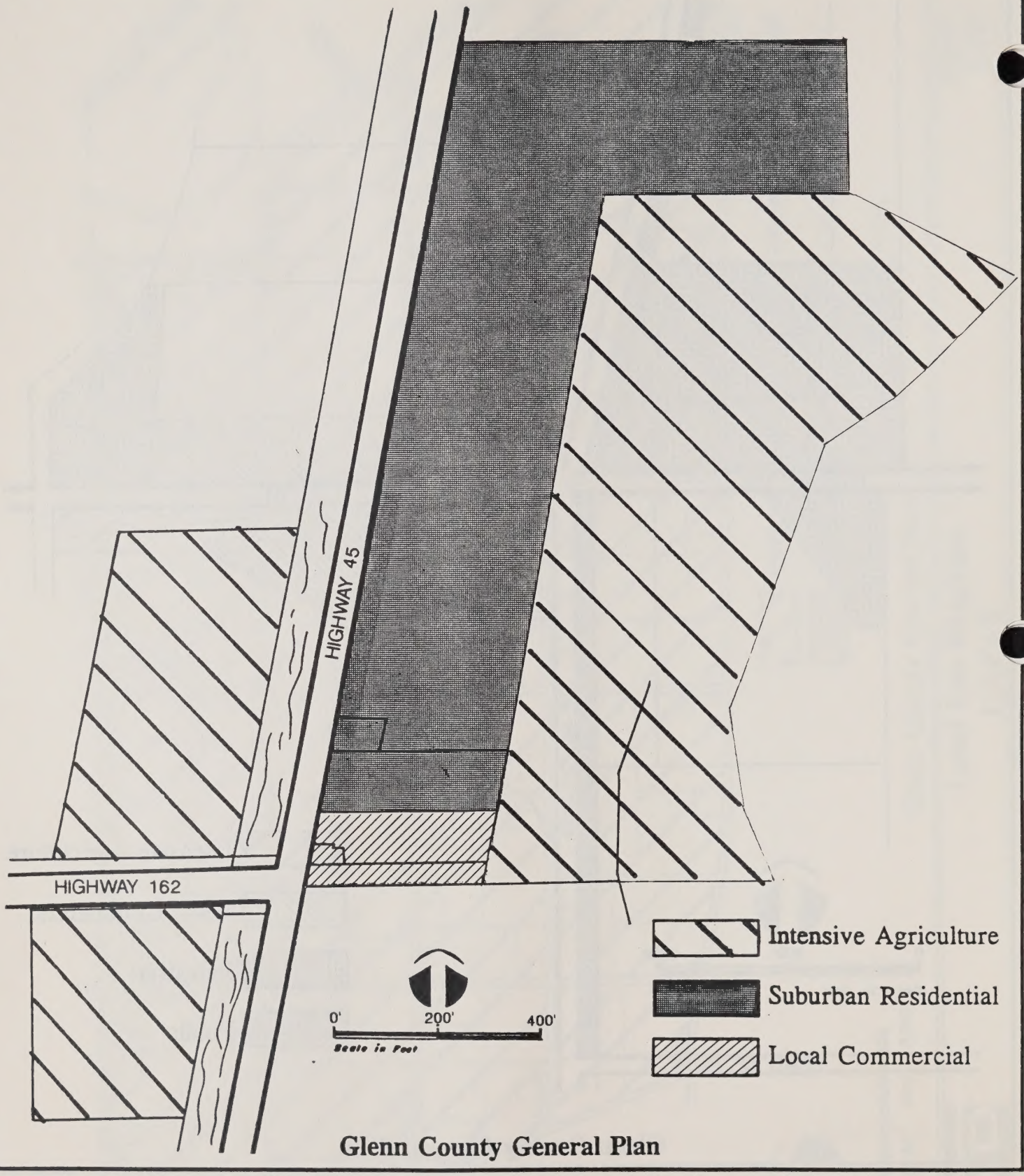


Glenn County General Plan

QUAD

Land Use Diagram
CODORA

Figure
3-11

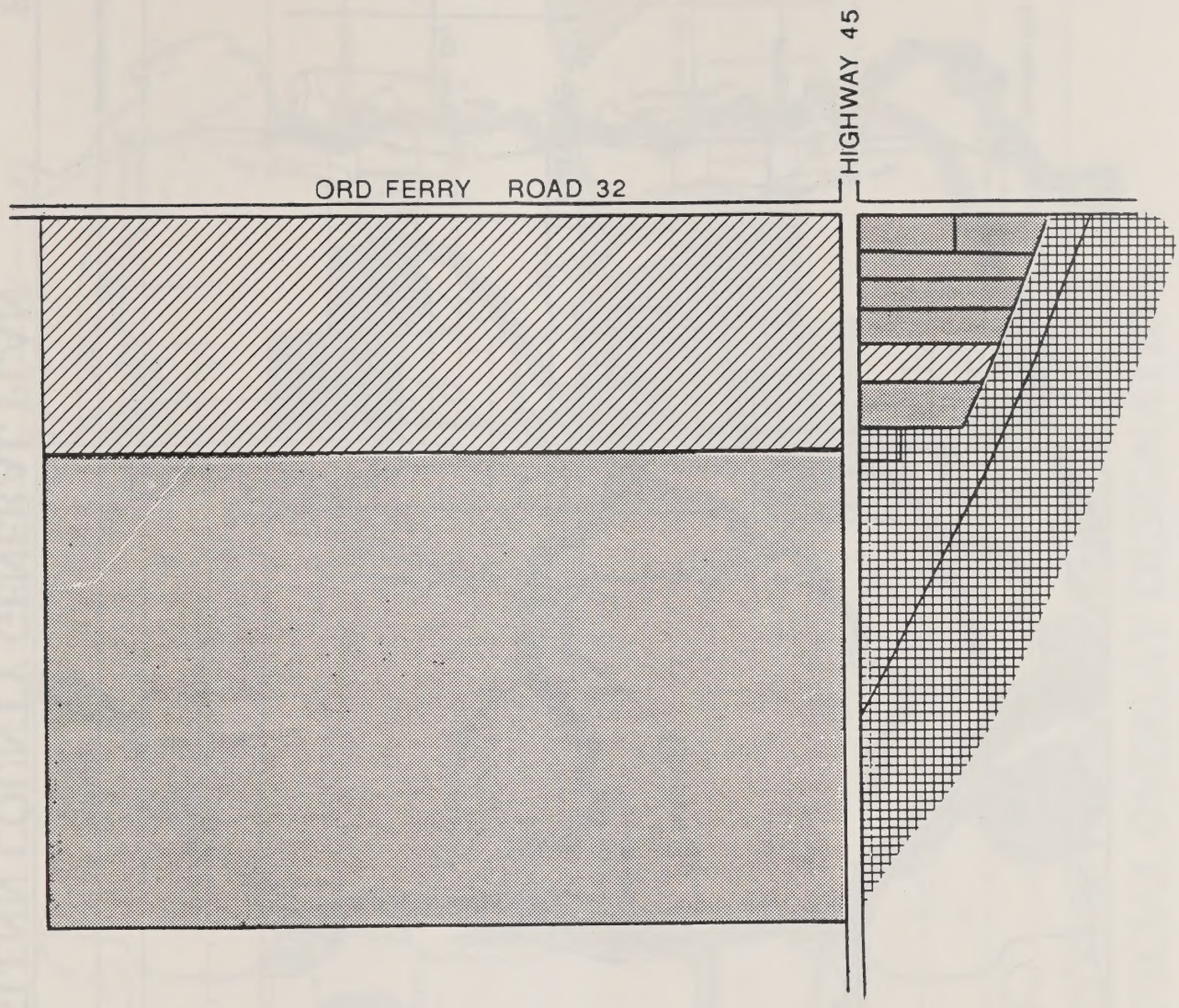


Glenn County General Plan

QUAD

Land Use Diagram
GLENN

Figure
3-12

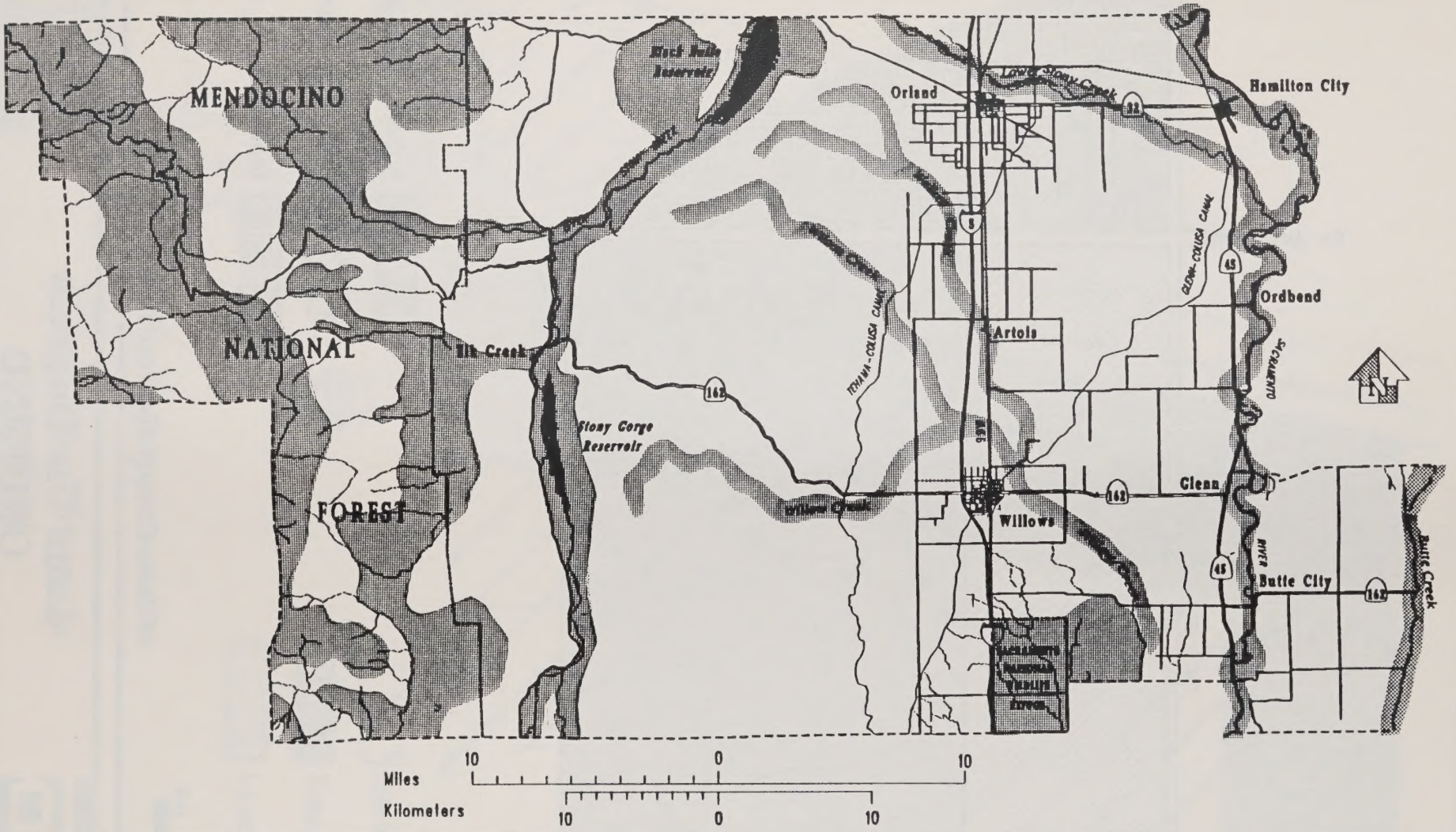


Glenn County General Plan

QUAD

Land Use Diagram
ORDBEND

Figure 3-13

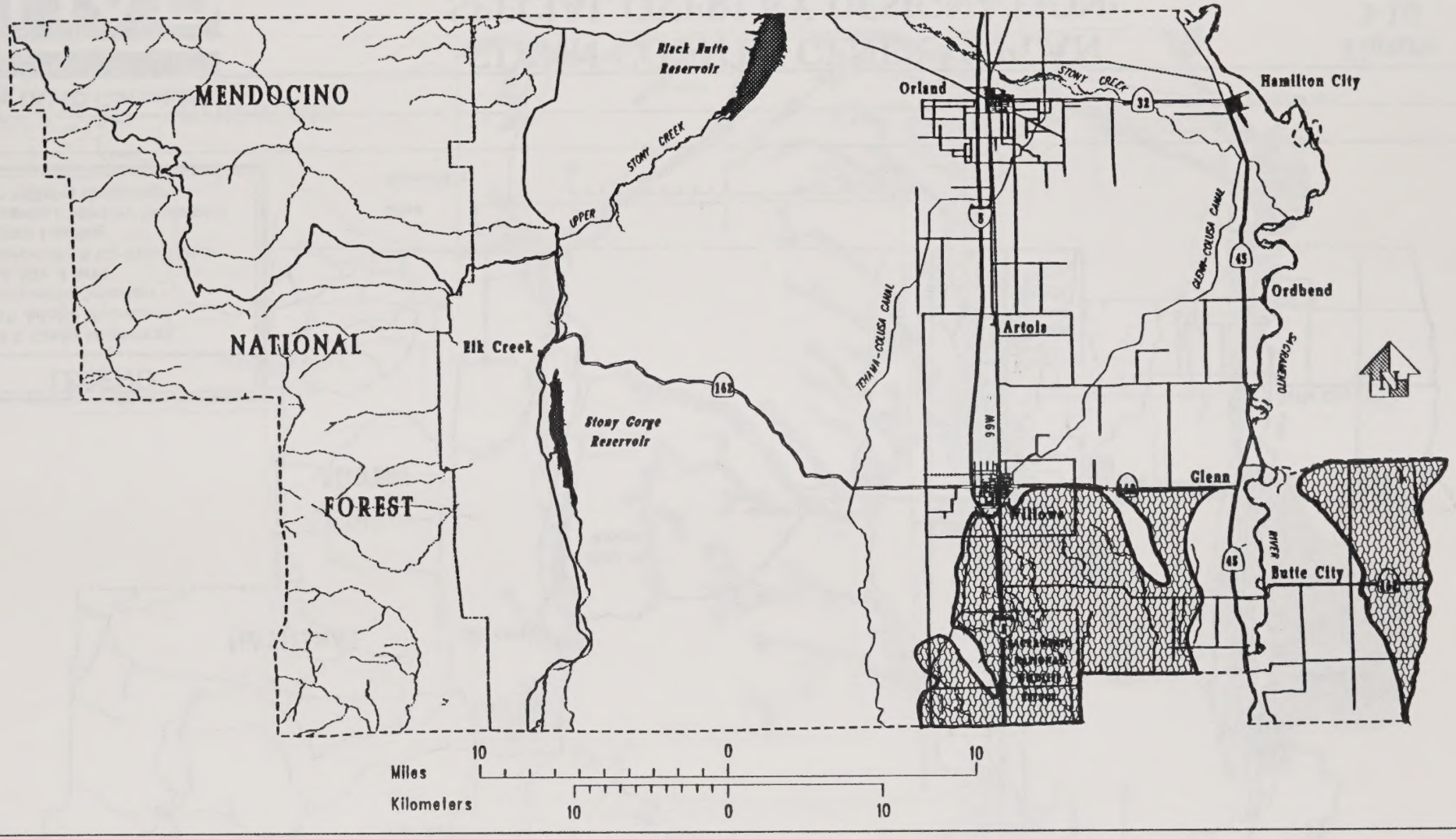


Source: QUAD Consultants
California Department of Fish and Game

QUAD

GLENN COUNTY GENERAL PLAN
SPECIAL OVERLAY DESIGNATION:
BIOLOGICAL IMPORTANCE

Figure
3-14

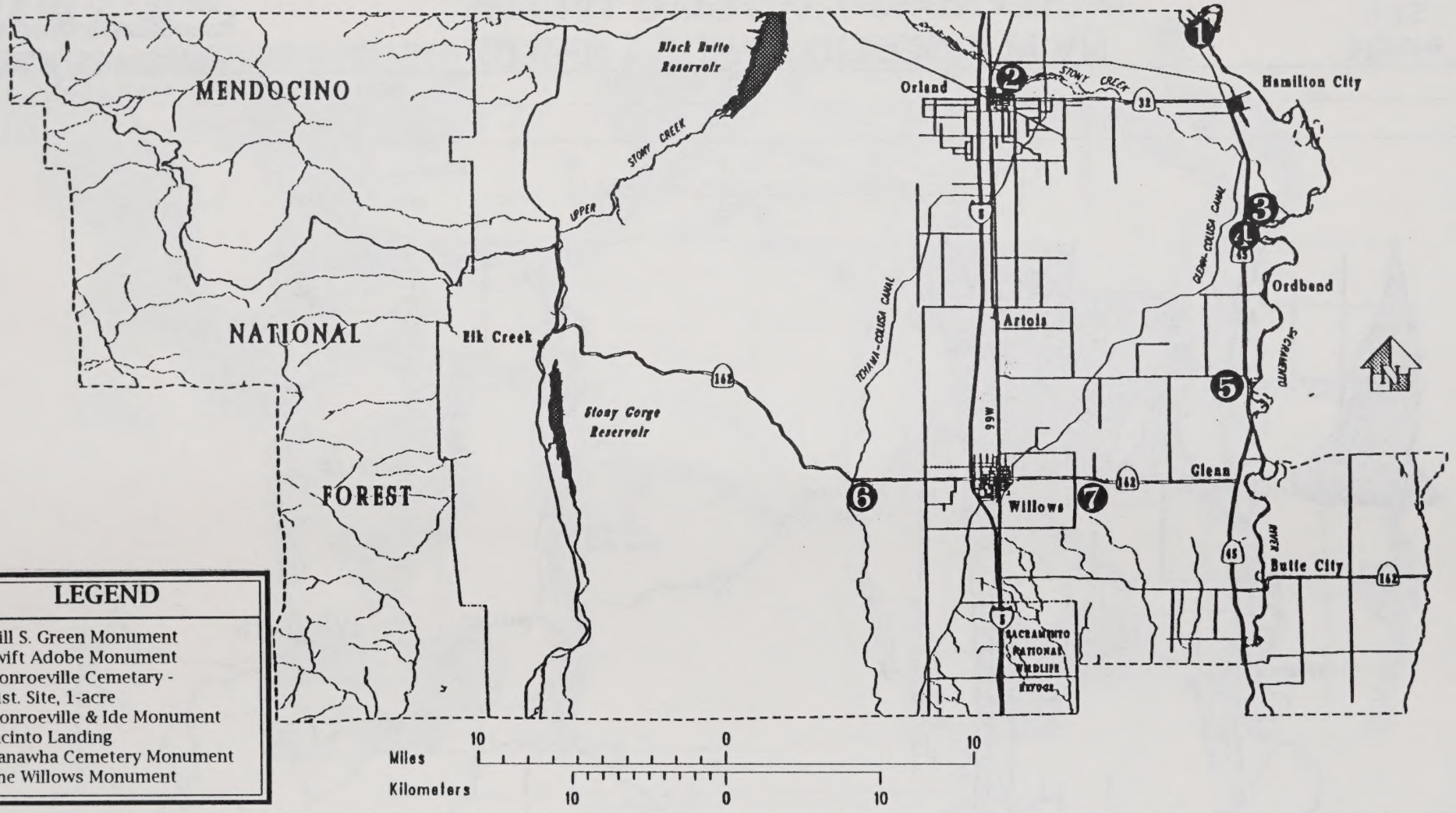


Source: Glenn County Planning Department

QUAD

GLENN COUNTY GENERAL PLAN SPECIAL OVERLAY DESIGNATION: RESTORABLE WETLANDS

Figure 3-15

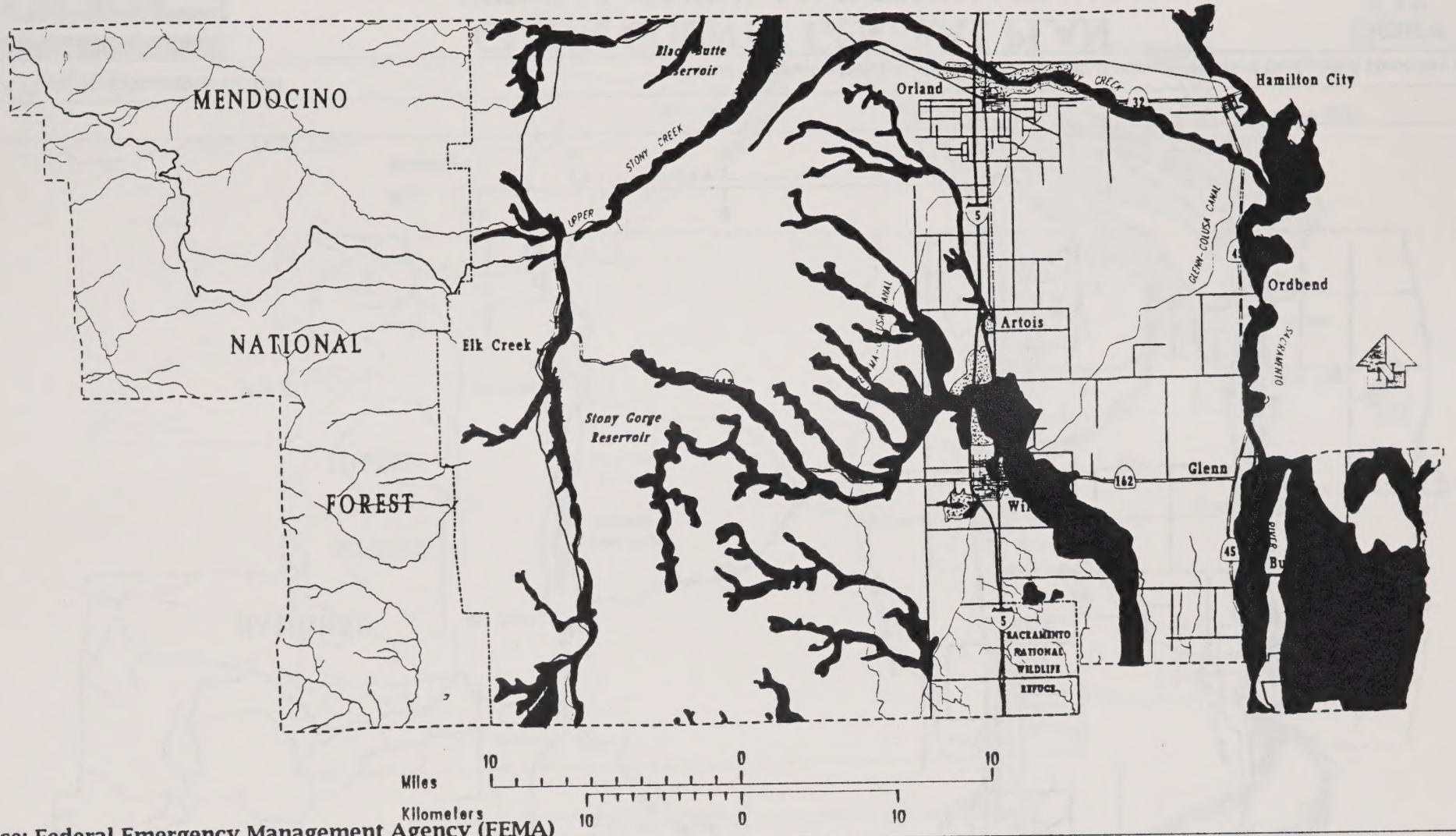


Source: QUAD Consultants

QUAD

GLENN COUNTY GENERAL PLAN SPECIAL OVERLAY DESIGNATION: HISTORIC/CULTURAL

Figure 3-16



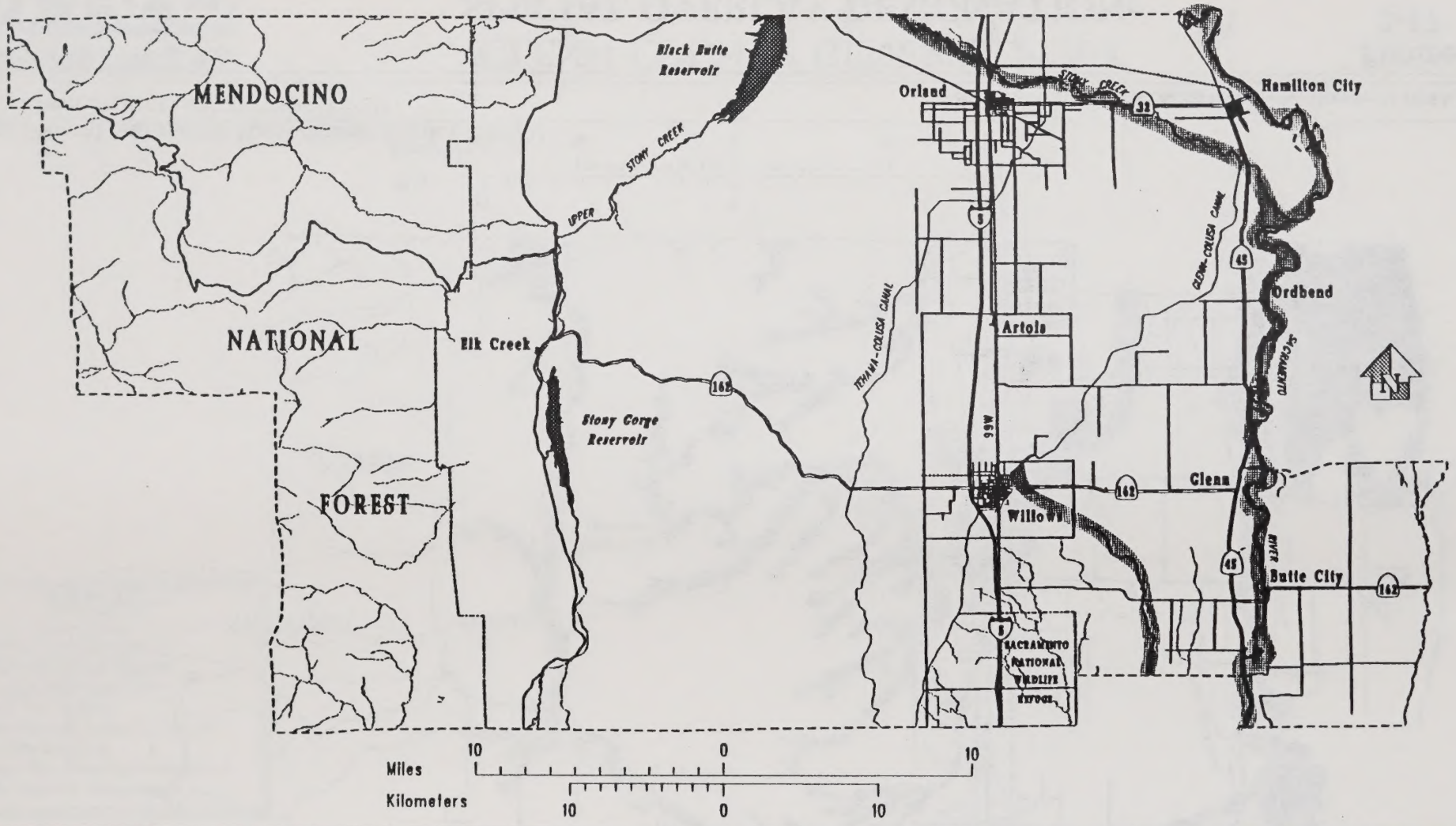
Source: Federal Emergency Management Agency (FEMA)
Flood Insurance Rate Maps (FIRM)

Note: For precise location of floodprone areas consult FEMA Maps.

QUAD

GLENN COUNTY GENERAL PLAN
SPECIAL OVERLAY DESIGNATION: FLOODPLAIN

Figure 3-17



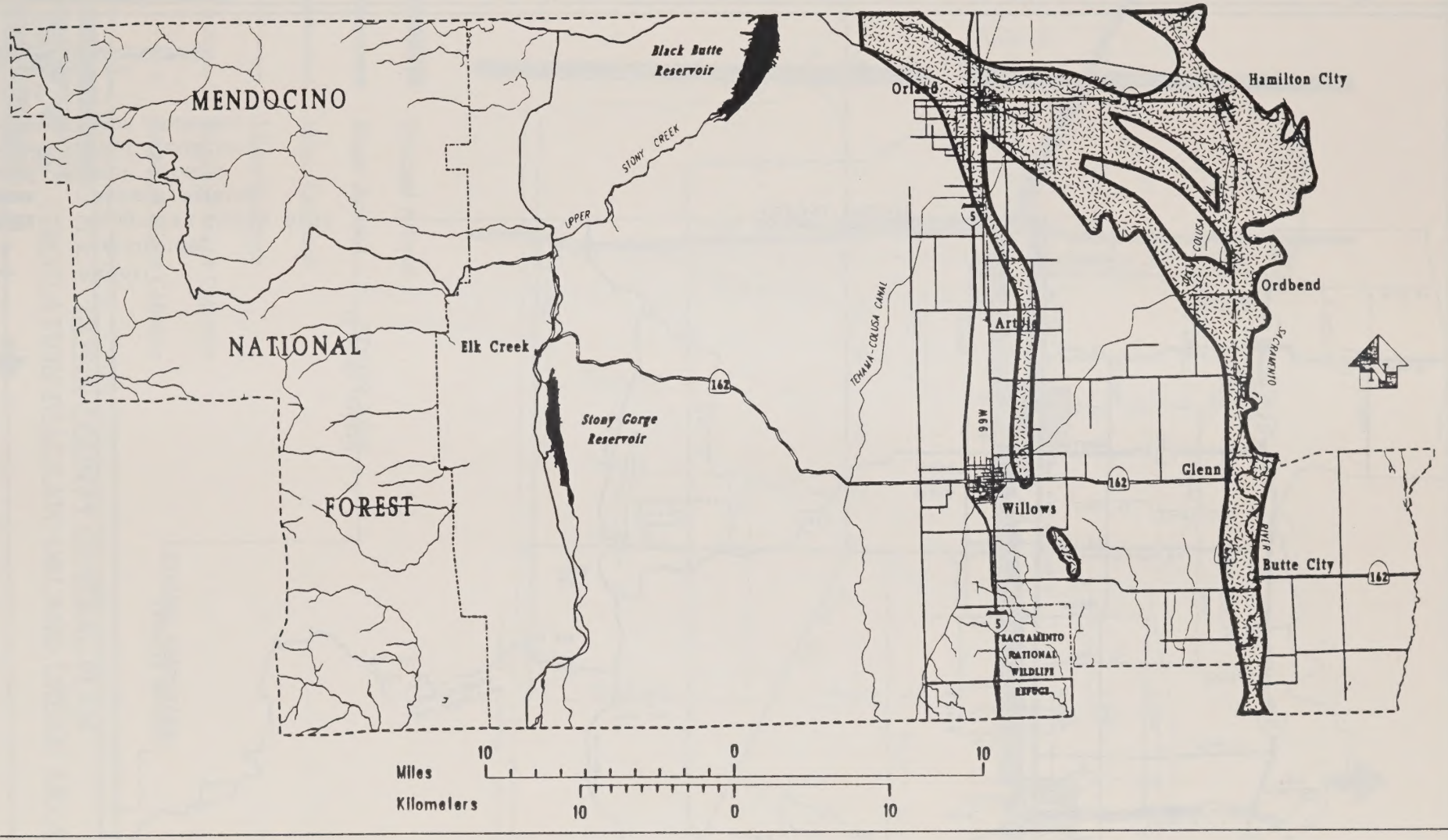
Source: State Reclamation Board

Note: For precise location of floodways consult Reclamation Board Designated Floodway Maps.

QUAD

GLENN COUNTY GENERAL PLAN
SPECIAL OVERLAY DESIGNATION: FLOODWAY

Figure 3-18

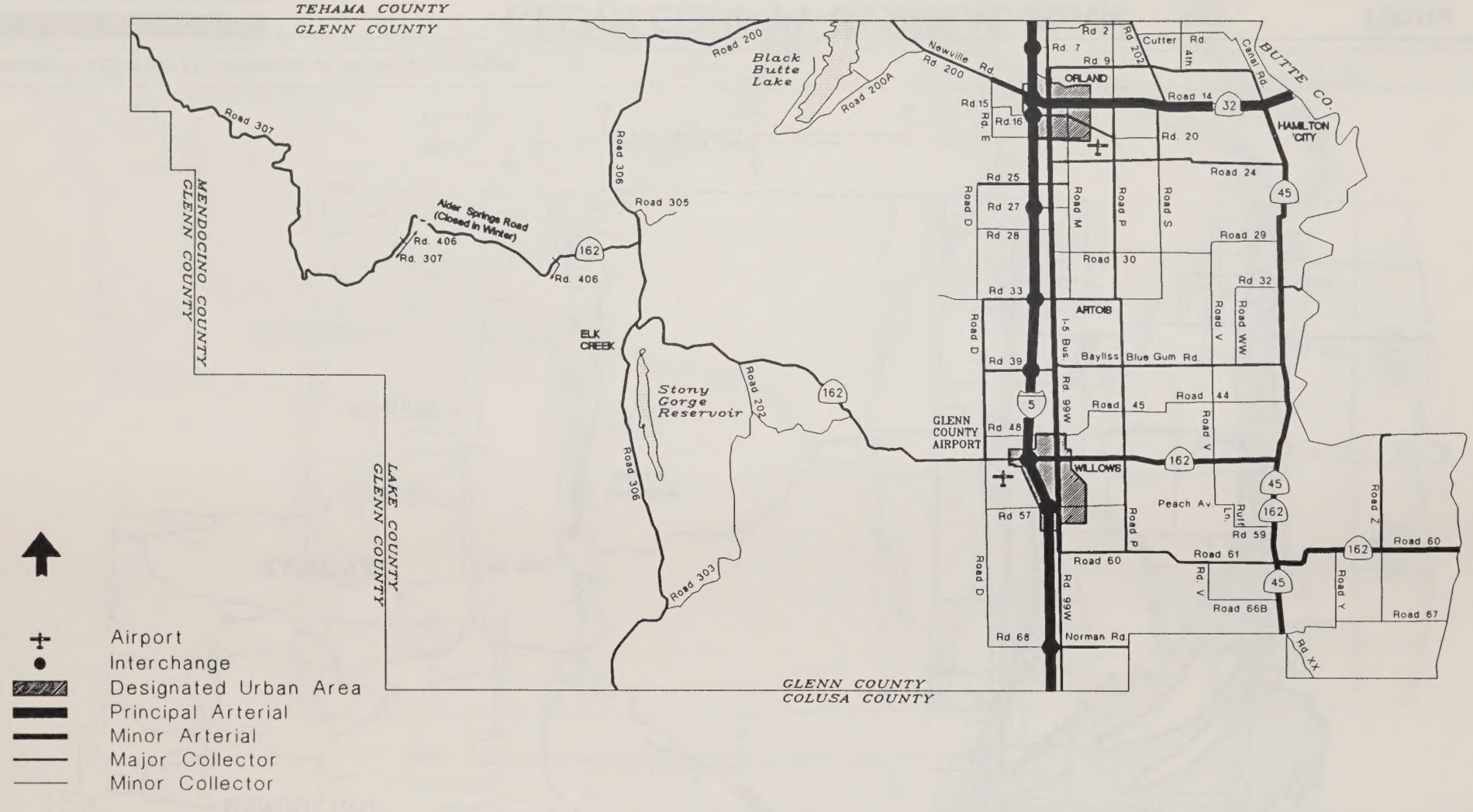


Source: California Department of Water Resources

QUAD

GLENN COUNTY GENERAL PLAN
SPECIAL OVERLAY DESIGNATION: GROUNDWATER RECHARGE

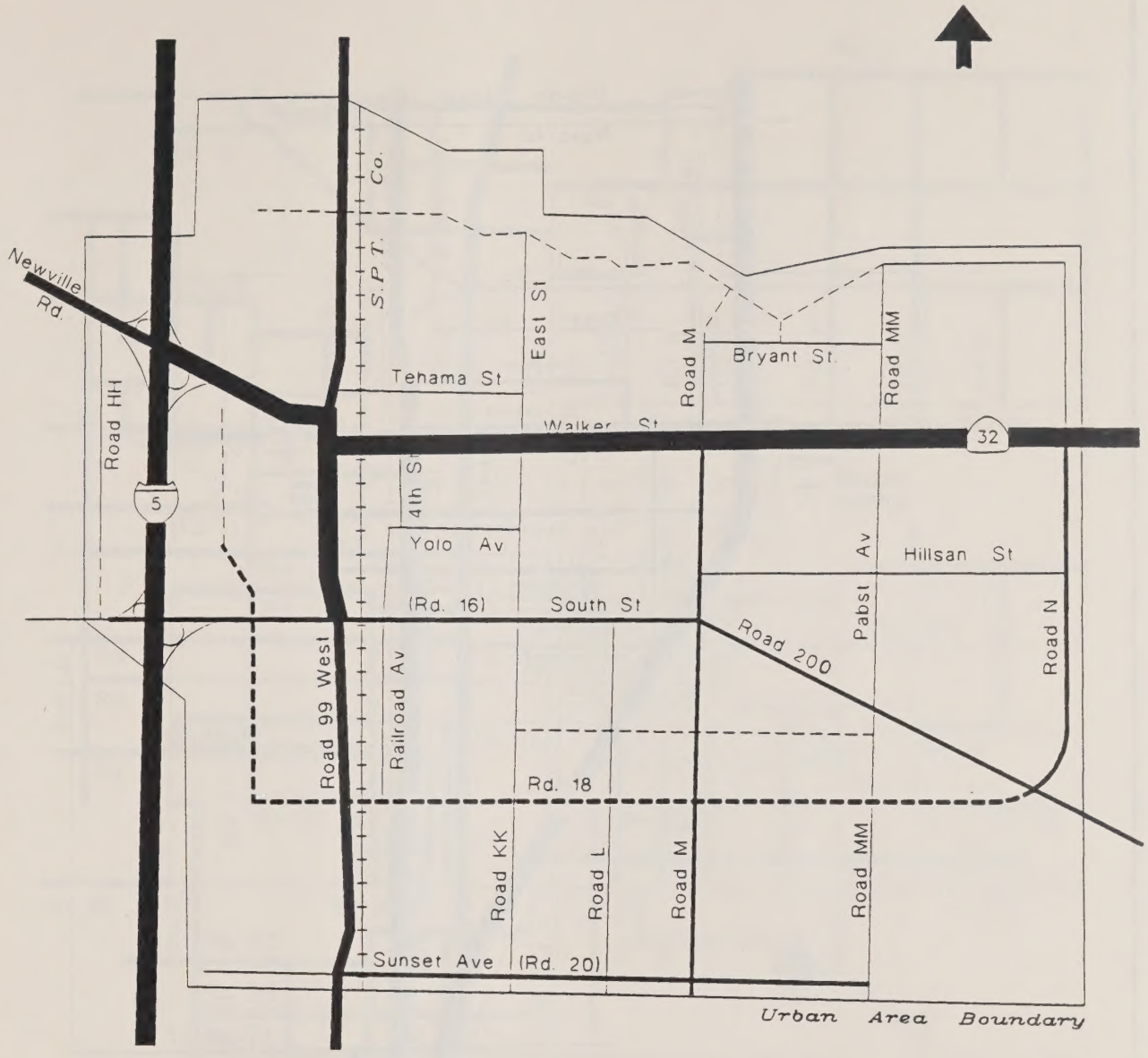
Figure 3-19



QUAD

GLENN COUNTY GENERAL PLAN CIRCULATION DIAGRAM

Figure 3-20



Principal Arterial

Minor Arterial

Major Collector

Minor Collector

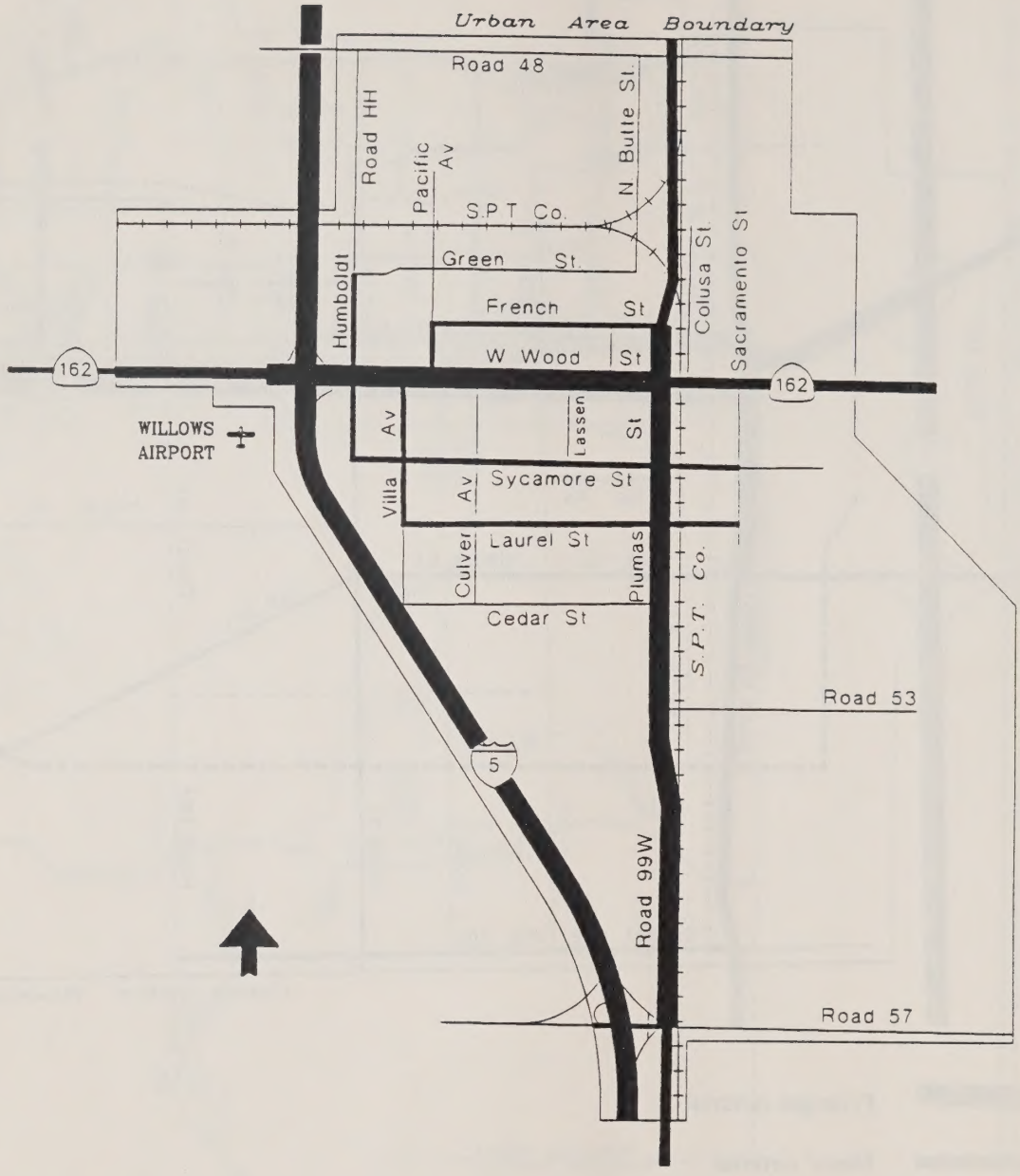
Proposed Major Collector

Proposed Minor Collector

QUAD

GLENN COUNTY GENERAL PLAN
CIRCULATION DIAGRAM: ORLAND URBAN AREA

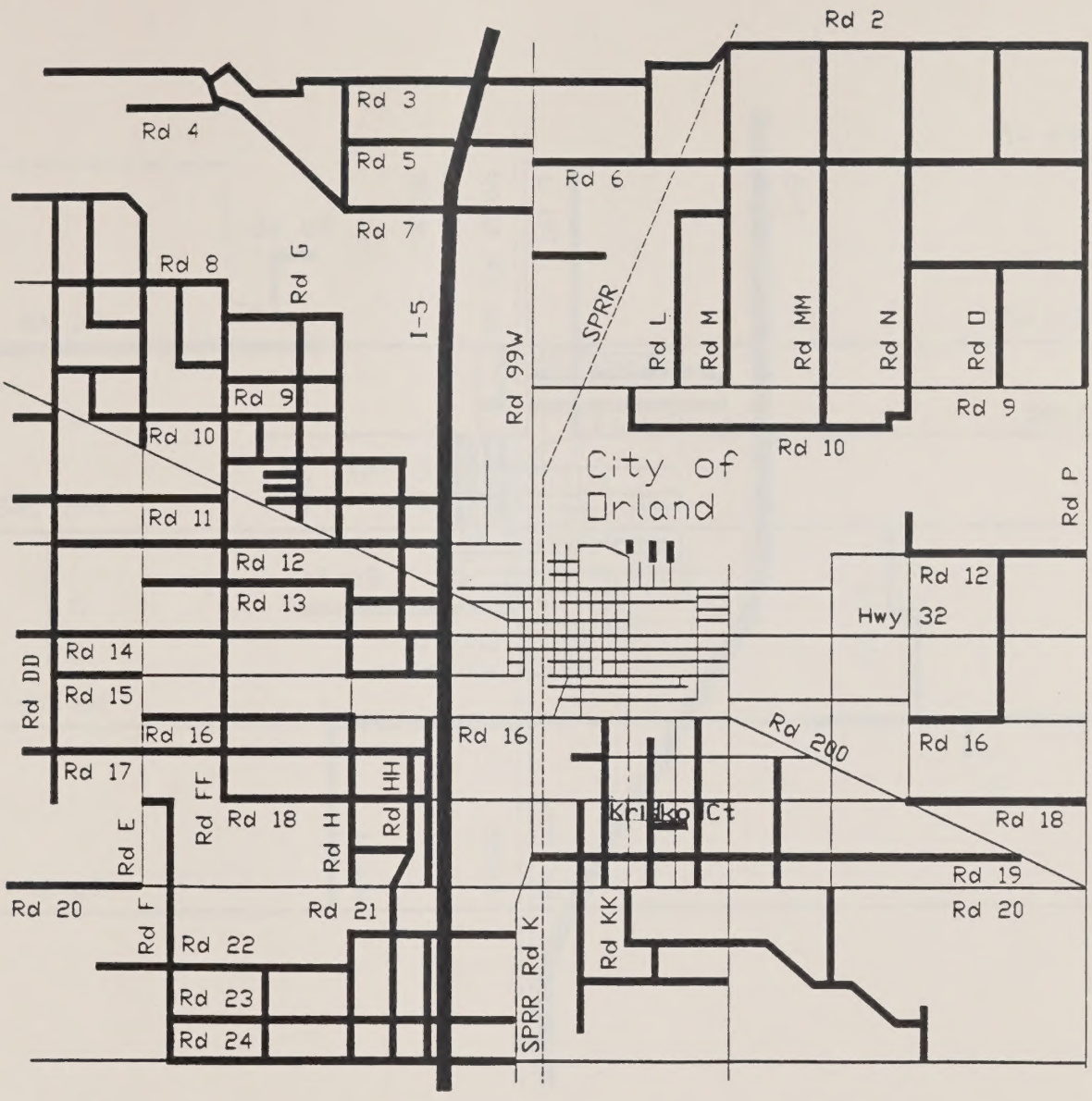
Figure 3-21



QUAD

GLENN COUNTY GENERAL PLAN
CIRCULATION DIAGRAM:WILLOWS URBAN AREA

Figure 3-22

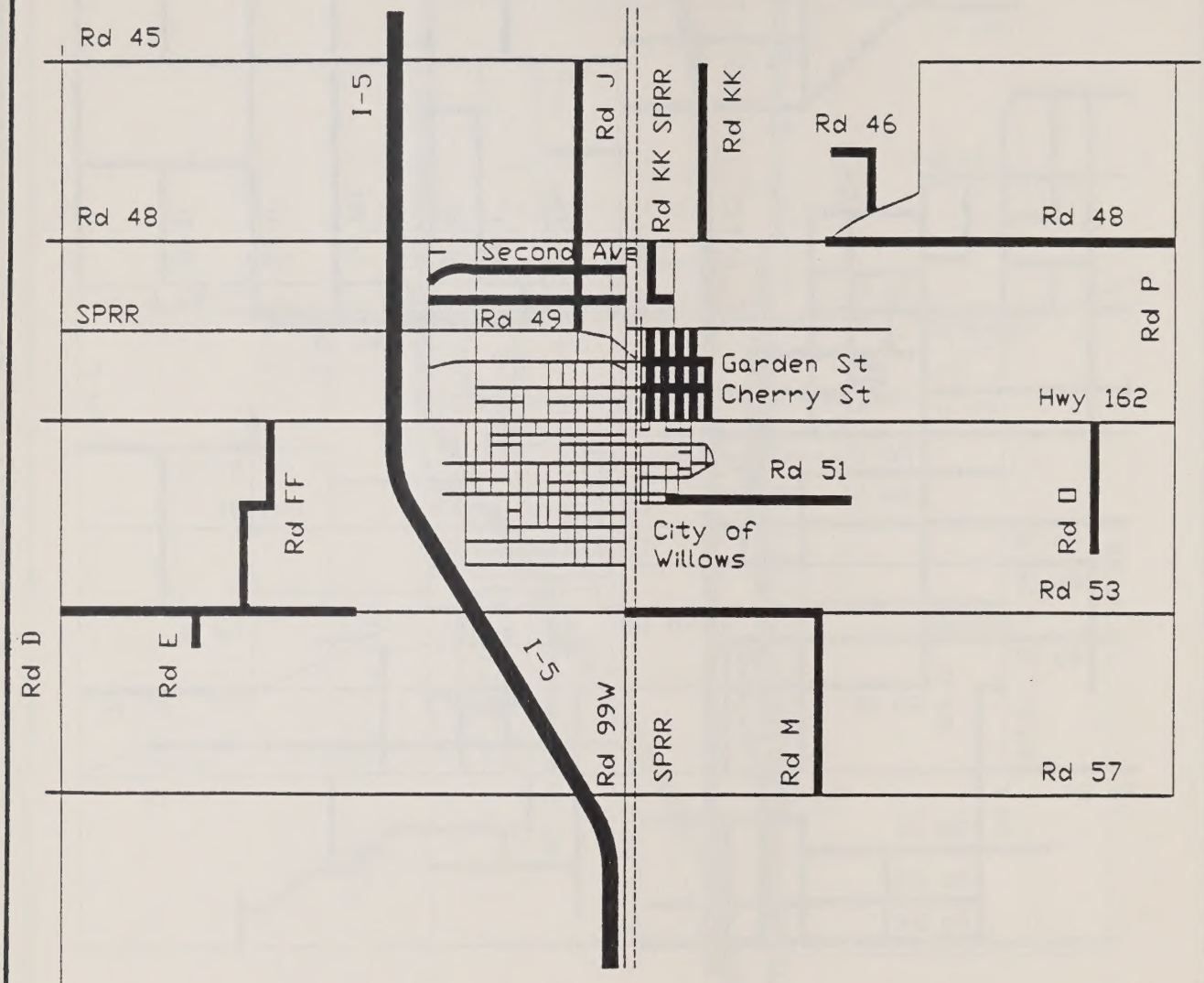


Source: Dowling Transportation Engineering, 1993.

QUAD

County Local Roads in Vicinity of Orland

Figure 3-23



Source: Dowling Transportation Engineering, 1993.

QUAD

County Local Roads in Vicinity of Willows

Figure 3-24

IMPLICATIONS OF THE POLICY PLAN

SECTION 4

IMPLICATIONS OF THE POLICY PLAN

Section 3 presents the *General Plan* land use classifications, minimum site area, building intensity and population density standards, as required by State law. The purpose of this Section is to translate these standards and the land use designations shown on the *Land Use Diagram* into data which quantify future development potential in Glenn County.

Table 4-1 contains estimates of existing and future acreage, square footage, dwelling units and population applicable to each land use classification, for the unincorporated area of the county outside urban limit lines. Tables 4-2 through 4-7 contain the same information for areas within urban limit lines and include estimates for the communities of Artois, Butte City, Elk Creek, Hamilton City, Willows and Orland respectively. Estimates for Orland and Willows do not include the area within present city limits. Tables 4-8, 4-9 and 4-10 contain a countywide summary of residential, commercial and industrial buildout potential.

Dwelling unit estimates are based on an average within the density range for each residential category. Actual densities upon development may be somewhat higher or lower, depending upon the availability of community sewer and/or water systems, site development constraints, and the actual development proposals that are approved. Footnotes to the tables explain the assumptions used.

The estimated population for the unincorporated area of the county in the year 2012 is 29,082 utilizing the *Land Use Diagram* and the assumptions contained in the tables. This is approximately 10 percent greater than the population assumption of 26,085 persons for the unincorporated area which was utilized in the development of the preferred alternative (see Section 2). It is, however, desirable to maintain flexibility in terms of *General Plan* holding capacity to assure adequate choice of sites. The 10 percent surplus of sites shown on the *Land Use Diagram* will provide the needed flexibility. It will be important to regularly update the Plan to ensure that adequate choice remains throughout the planning period. As a practical matter, because the *Land Use Diagram* presently projects a twenty year supply of residential sites, the Plan will have significant flexibility for a number of years. Individual communities may, however, experience a lack of developable land more rapidly, particularly if some major event unforeseen by the Plan should occur.

Community plans should be developed, as resources permit, in order to more specifically address each individual community's needs.

On a countywide basis, the *Land Use Diagram* identifies more than three times as much potential commercial and industrial land as would normally be supported by the projected population. This provides more than adequate flexibility for such uses and ample opportunity for highway-oriented businesses that may benefit from the presence of I-5. It is also indicative of the large land area requirements of industry that is heavily tied to agriculture, mineral extraction, and raw materials processing.

These estimates of population and physical development form the basis for analysis of the environmental impacts associated with Plan buildout which are contained in Volume IV, the *Environmental Impact Report*. These estimates should also be kept in mind as the reader studies the entire *General Plan*.

In summary, the *Policy Plan* provides sufficient room to accommodate the 2012 projected population while allowing ample opportunities for expansion of the county's commercial and industrial base, in accordance with the preferred alternative.

TABLE 4-1
GENERAL PLAN BUILDOUT
COUNTY - OUTSIDE URBAN LIMIT LINE

LAND USE CATEGORY	TOTAL ACREAGE BY DESIGNATION	ACREAGE AVAILABLE FOR DEVELOPMENT[1]	POTENTIAL NEW UNITS/S.F.[2]	EXISTING UNITS/S.F.[3]	TOTAL BUILDOUT UNITS/S.F.[4]	POPULATION[5]
Single Family Residential	16	3	9	19	28	78
Suburban Residential	428	270	182	68	250	700
Rural Residential	2,263	498	110	1,600	1,710	4,788
Agriculture/ Residential	765	574	62	-	62	174
General Agriculture	15,405	3,850	192	159	351	983
Intensive Agriculture	287,392	71,848	1,796	893	2,689	7,529
Foothill Agriculture/ Forestry	274,438	68,610	429	-	429	1,201
Timberland Production	30,000	-	-	-	-	
Open Space/Public Lands	214,919	-	-	-	-	
Public Facilities	2,215	-	-	-	-	
Recreation	80	-	-	-	-	
Local Commercial	60	31	396,679 S.F.	13,068 S.F.	409,747 S.F.	
Community Commercial	2	-	-	23,958 S.F.	23,958 S.F.	
Service Commercial	300	180	3,136,320 S.F.	1,393,920 S.F.	4,530,240 S.F.	
Highway & Visitor Commercial	500	80	958,320 S.F.	1,143,450 S.F.	1,339,470 S.F.	
Industrial	1,088	259	4,508,460 S.F.	4,356,000 S.F.	8,864,460 S.F.	
TOTAL	**829,871**	**146,203**	**2,780**	**2,739**	**5,519**	**15,453**

[1]Single and multiple family residential acreage based on vacant land; other categories based on vacant land and assumption that 75% of area designated will be available for development. In areas designated for intensive or foothill agriculture, it is assumed that approximately 25% will be available for development because of existing parcelization and retention of large parcels for agricultural production. Also, a portion of the projected population shown within the Intensive Agriculture category will be included within future development nodes.

[2]Based on building intensity standards included in the General Plan plus the following assumptions:

- A 10% factor has been used to calculate net acreage where appropriate; a 14% factor used for multiple-family.
- 10% of parcels will have additional housing for elderly.
- Commercial and industrial development assumes an averaged lot coverage allowable with single story development except in community and highway and visitor commercial where 10% of area is calculated with two-story development.

[3]Based on housing and land use information contained in the Glenn County Environmental Setting Technical Paper; commercial and industrial square footage is estimated for existing developed acreage with square footage calculated as described above for potential development.

[4]Existing plus potential with adjustment for existing housing units designated for non-residential development.

[5]Based on 1990 average household size of 2.8 persons. (1990 census data).

TABLE 4-2
GENERAL PLAN BUILDOUT
WITHIN ARTOIS URBAN LIMIT LINE

LAND USE CATEGORY	TOTAL ACREAGE BY DESIGNATION	ACREAGE AVAILABLE FOR DEVELOPMENT[1]	POTENTIAL NEW UNITS/S.F.[2]	EXISTING UNITS/S.F.[3]	TOTAL BUILDOUT UNITS/S.F.[4]	POPULATION[5]
Single Family Residential	196	138	912	57	908	2,542
Rural Residential	153	128	27	-	27	76
Community Commercial	23	14	167,706 S.F.	47,916 S.F.	215,622 S.F.	
Highway and Visitor Commercial	131	98	1,173,942 S.F.	-	1,173,942 S.F.	
Industrial	91	51	888,624 S.F.	400,752 S.F.	1,289,376 S.F.	
Public	.6	-	-	-	-	
Intensive Agriculture	17.5	-	-	-	-	-
TOTAL	**612.1**	**429**	**939**	**57**	**935**	**2,618**

[1]Single and multiple family residential acreage based on vacant land; other categories based on vacant land and assumption that 75% of area designated will be available for development. In areas designated for intensive or foothill agriculture, it is assumed that approximately 25% will be available for development because of existing parcelization and retention of large parcels for agricultural production.

[2]Based on building intensity standards included in the General Plan plus the following assumptions:

- A 10% factor has been used to calculate net acreage where appropriate; a 14% factor used for multiple-family.
- 10% of parcels will have additional housing for elderly.
- Commercial and industrial development assumes an averaged lot coverage allowable with single story development except in community and highway and visitor commercial where 10% of area is calculated with two-story development.

[3]Based on housing and land use information contained in the Glenn County Environmental Setting Technical Paper; commercial and industrial square footage is estimated for existing developed acreage with square footage calculated as described above for potential development.

[4]Existing plus potential with adjustment for existing housing units designated for non-residential development.

[5]Based on 1990 average household size of 2.8 persons. (1990 census data).

TABLE 4-3
GENERAL PLAN BUILDOUT
WITHIN BUTTE CITY URBAN LIMIT LINE

LAND USE CATEGORY	TOTAL ACREAGE BY DESIGNATION	ACREAGE AVAILABLE FOR DEVELOPMENT[1]	POTENTIAL NEW UNITS/S.F.[2]	EXISTING UNITS/S.F.[3]	TOTAL BUILDOUT UNITS/S.F.[4]	POPULATION[5]
Single Family Residential	17	5	30	46	70	196
Community Commercial	2.7	2	17,969 S.F.	7,188 S.F.	25,157 S.F.	
Industrial	21	19	257,875 S.F.	21,432 S.F.	279,307 S.F.	
Public	.6	-	-	-	-	
TOTAL	**41.3**	**26**	**30**	**46**	**70**	**196**

[1]Single and multiple family residential acreage based on vacant land; other categories based on vacant land and assumption that 75% of area designated will be available for development. In areas designated for intensive or foothill agriculture, it is assumed that approximately 25% will be available for development because of existing parcelization and retention of large parcels for agricultural production.

[2]Based on building intensity standards included in the General Plan plus the following assumptions:

- A 10% factor has been used to calculate net acreage where appropriate; a 14% factor used for multiple-family.
- 10% of parcels will have additional housing for elderly.
- Commercial and industrial development assumes an averaged lot coverage allowable with single story development except in community and highway and visitor commercial where 10% of area is calculated with two-story development.

[3]Based on housing and land use information contained in the Glenn County Environmental Setting Technical Paper; commercial and industrial square footage is estimated for existing developed acreage with square footage calculated as described above for potential development.

[4]Existing plus potential with adjustment for existing housing units designated for non-residential development.

[5]Based on 1990 average household size of 2.8 persons. (1990 census data).

TABLE 4-4
GENERAL PLAN BUILDOUT
WITHIN ELK CREEK URBAN LIMIT LINE

LAND USE CATEGORY	TOTAL ACREAGE BY DESIGNATION	ACREAGE AVAILABLE FOR DEVELOPMENT[1]	POTENTIAL NEW UNITS/S.F.[2]	EXISTING UNITS/S.F.[3]	TOTAL BUILDOUT UNITS/S.F.[4]	POPULATION[5]
Single Family Residential	151	35	206	94	295	826
Local Commercial	6	3	39,204 S.F.	26,136 S.F.	65,340 S.F.	
Industrial	82	62	1,080,288 S.F.	-	1,080,288 S.F.	
Public	39	-	-	-	-	
General Agriculture	419	314	16	-	16	45
TOTAL	**697**	**414**	**222**	**94**	**311**	**871**

[1]Single and multiple family residential acreage based on vacant land; other categories based on vacant land and assumption that 75% of area designated will be available for development. In areas designated for intensive or foothill agriculture, it is assumed that approximately 25% will be available for development because of existing parcelization and retention of large parcels for agricultural production.

[2]Based on building intensity standards included in the General Plan plus the following assumptions:

- A 10% factor has been used to calculate net acreage where appropriate; a 14% factor used for multiple-family.
- 10% of parcels will have additional housing for elderly.
- Commercial and industrial development assumes an averaged lot coverage allowable with single story development except in community and highway and visitor commercial where 10% of area is calculated with two-story development.

[3]Based on housing and land use information contained in the Glenn County Environmental Setting Technical Paper; commercial and industrial square footage is estimated for existing developed acreage with square footage calculated as described above for potential development.

[4]Existing plus potential with adjustment for existing housing units designated for non-residential development.

[5]Based on 1990 average household size of 2.8 persons. (1990 census data).

TABLE 4-5
GENERAL PLAN BUILDOUT
WITHIN HAMILTON CITY URBAN LIMIT LINE

LAND USE CATEGORY	TOTAL ACREAGE BY DESIGNATION	ACREAGE AVAILABLE FOR DEVELOPMENT[1]	POTENTIAL NEW UNITS/S.F.[2]	EXISTING UNITS/S.F.[3]	TOTAL BUILDOUT UNITS/S.F.[4]	POPULATION[5]
Single Family Residential	132	45	264	434	679	2,444
Multiple Family Residential	17	-	-	71	71	256
Community Commercial	43	17	203,643 S.F.	191,664 S.F.	395,307 S.F.	
Highway and Visitor Commercial	9	2	19,657 S.F.	83,853 S.F.	103,510 S.F.	
Service Commercial	10	3	58,806 S.F.	52,272 S.F.	111,078 S.F.	
Industrial	284	80	1,385,208 S.F.	3,101,472 S.F.	4,486,680 S.F.	
Public	39	-	-	-	-	
General Agriculture	703	520	28	-	28	100
TOTAL	**1,237**	**667**	**292**	**505**	**778**	**2,800**

[1]Single and multiple family residential acreage based on vacant land; other categories based on vacant land and assumption that 75% of area designated will be available for development. In areas designated for intensive or foothill agriculture, it is assumed that approximately 25% will be available for development because of existing parcelization and retention of large parcels for agricultural production.

[2]Based on building intensity standards included in the General Plan plus the following assumptions:

- A 10% factor has been used to calculate net acreage where appropriate; a 14% factor used for multiple-family.
- 10% of parcels will have additional housing for elderly.
- Commercial and industrial development assumes an averaged lot coverage allowable with single story development except in community and highway and visitor commercial where 10% of area is calculated with two-story development.

[3]Based on housing and land use information contained in the Glenn County Environmental Setting Technical Paper; commercial and industrial square footage is estimated for existing developed acreage with square footage calculated as described above for potential development.

[4]Existing plus potential with adjustment for existing housing units designated for non-residential development.

[5]Based on 1990 average household size of 3.6 persons. (1990 census data).

TABLE 4-6
GENERAL PLAN BUILDOUT
WITHIN WILLOWS URBAN LIMIT LINE*

LAND USE CATEGORY	TOTAL ACREAGE BY DESIGNATION	ACREAGE AVAILABLE FOR DEVELOPMENT[1]	POTENTIAL NEW UNITS/S.F.[2]	EXISTING UNITS/S.F.[3]	TOTAL BUILDOUT UNITS/S.F.[4]	POPULATION[5]
Single Family Residential	126	35	208	195	403	1,128
Multiple Family Residential	25	9	116	206	322	902
Suburban Residential	407	185	182	226	408	1,142
Rural Residential	288	216	47	10	57	160
Service Commercial	34	9	156,816 S.F.	383,328 S.F.	540,144 S.F.	
Highway and Visitor Commercial	14	10.5	125,803 S.F.	-	125,803 S.F.	
Industrial	38	28.5	496,584 S.F.	-	496,584 S.F.	
Public	388	-	-	-	-	
Agriculture/ Residential	147	110	12	-	12	34
General Agriculture	153	115	7	6	13	36
Intensive Agriculture	1,034	259	7	10	17	48
TOTAL	**2,654**	**977**	**579**	**653**	**1,232**	**3,450**

[1]Single and multiple family residential acreage based on vacant land; other categories based on vacant land and assumption that 75% of area designated will be available for development. In areas designated for intensive or foothill agriculture, it is assumed that approximately 25% will be available for development because of existing parcelization and retention of large parcels for agricultural production.

[2]Based on building intensity standards included in the General Plan plus the following assumptions:

- A 10% factor has been used to calculate net acreage where appropriate; a 14% factor used for multiple-family.
- 10% of parcels will have additional housing for elderly.
- Commercial and industrial development assumes an averaged lot coverage allowable with single story development except in community and highway and visitor commercial where 10% of area is calculated with two-story development.

[3]Based on housing and land use information contained in the Glenn County Environmental Setting Technical Paper; commercial and industrial square footage is estimated for existing developed acreage with square footage calculated as described above for potential development.

[4]Existing plus potential with adjustment for existing housing units designated for non-residential development.

[5]Based on 1990 average household size of 2.8 persons. (1990 census data).

*Does not include incorporated area.

TABLE 4-7
GENERAL PLAN BUILDOUT
WITHIN ORLAND URBAN LIMIT LINE*

LAND USE CATEGORY	TOTAL ACREAGE BY DESIGNATION	ACREAGE AVAILABLE FOR DEVELOPMENT[1]	POTENTIAL NEW UNITS/S.F.[2]	EXISTING UNITS/S.F.[3]	TOTAL BUILDOUT UNITS/S.F.[4]	POPULATION[5]
Single Family Residential	30	-	-	71	71	198
Multiple Family Residential	38	5	65	425	490	1,372
Suburban Residential	1,006	510	252	84	336	940
Rural Residential	1,977	1,324	290	104	394	1,103
Community Commercial	70	52	620,730 S.F.	-	620,730 S.F.	
Service Commercial	140	105	1,829,520 S.F.	-	1,829,520 S.F.	
Highway and Visitor Commercial	60	45	544,500 S.F.	-	544,500 S.F.	
Industrial	170	128	2,230,272 S.F.	-	2,230,272 S.F.	
Business Park	140	105	1,372,140 S.F.	-	1,372,140.F.	
Public	388	-	-	-	-	
General Agriculture	685	513	25	-	25	70
Intensive Agriculture	94	70	2	2	4	11
TOTAL	**4,798**	**2,857**	**634**	**686**	**1,320**	**3,694**

[1]Single and multiple family residential acreage based on vacant land; other categories based on vacant land and assumption that 75% of area designated will be available for development. In areas designated for intensive or foothill agriculture, it is assumed that approximately 25% will be available for development because of existing parcelization and retention of large parcels for agricultural production.

[2]Based on building intensity standards included in the General Plan plus the following assumptions:

- A 10% factor has been used to calculate net acreage where appropriate; a 14% factor used for multiple-family.
- 10% of parcels will have additional housing for elderly.
- Commercial and industrial development assumes an averaged lot coverage allowable with single story development except in community and highway and visitor commercial where 10% of area is calculated with two-story development.

[3]Based on housing and land use information contained in the Glenn County Environmental Setting Technical Paper; commercial and industrial square footage is estimated for existing developed acreage with square footage calculated as described above for potential development.

[4]Existing plus potential with adjustment for existing housing units designated for non-residential development.

[5]Based on 1990 average household size of 2.8 persons. (1990 census data).

* Does not include incorporated area.

TABLE 4-8
COUNTYWIDE GENERAL PLAN BUILDOUT SUMMARY
RESIDENTIAL

	Existing Units	Potential Units	Total Units at Buildout[1]	Population
Within Urban Limit Lines	2,041	2,696	4,646	13,629
Outside Urban Limit Lines	2,739	2,780	5,519	15,453
Total	**4,780**	**5,476**	**10,165**	**29,082**

1 Existing units plus potential units with adjustment for existing housing units designated for nonresidential development.

TABLE 4-9
COUNTYWIDE GENERAL PLAN BUILDOUT SUMMARY
COMMERCIAL

	Existing Square Footage	Potential Square Footage	Total Square Footage at Buildout
Within Urban Limit Lines	792,357 S.F.	4,961,296 S.F.	5,753,653 S.F.
Outside Urban Limit Lines	2,574,396 S.F.	4,491,319 S.F.	7,065,715 S.F.
Total	**3,366,753 S.F.**	**9,452,615 S.F.**	**12,819,368 S.F.**

TABLE 4-10
COUNTYWIDE GENERAL PLAN BUILDOUT SUMMARY
INDUSTRIAL

	Existing Square Footage	Potential Square Footage	Total Square Footage at Buildout
Within Urban Limit Lines	3,523,656 S.F.	7,710,991 S.F.	11,234,647 S.F.
Outside Urban Limit Lines	4,356,000 S.F.	4,508,460 S.F.	8,864,460 S.F.
Total	**7,879,656 S.F.**	**12,219,451 S.F.**	**20,099,107 S.F.**

GOALS, POLICIES AND IMPLEMENTATION

SECTION 5
GOALS, POLICIES AND IMPLEMENTATION

5.0 GOALS, POLICIES AND IMPLEMENTATION

Government Code Section 65302 states that, "The general plan shall consist of a statement of development policies and shall include a diagram or diagrams and text setting forth objectives, principles, standards, and plan proposals". In the context of the general plan, the word "policy" has both a general and specific meaning in that a development policy is a statement that guides action (general) and which includes goals, objectives, principles, policies (specific), plan proposals, and standards.

In formulating an updated *Glenn County General Plan*, three issue papers were prepared covering natural resources, public safety, and community development. Each of these papers focused on topics which had been identified for discussion either by mandate of State law or suggested by participants in the Plan process. For each issue, opportunities and constraints were discussed and conclusions reached in order to recommend goals and policies. These issue papers, along with the *Environmental Setting Technical Paper*, provide the background documentation for the goals, policies, implementation strategies, and programs that follow. These papers are incorporated into this *Policy Plan* by reference and should be referred to for background and discussion when reviewing the *Policy Plan.*

The following goals and policies will be used to guide the county's growth and development during the next twenty years. By definition, a "goal" will express, in general terms, community values which set a direction or ideal future end, condition, or state. The policies will be specific statements to guide decision making, based on the *General Plan* goals. As set forth in the *State General Plan Guidelines*, published by the Office of Planning and Research, the word "shall" indicates an unequivocal directive. The word "should" signifies a less rigid directive, to be honored in the absence of compelling or contravening considerations. The goals and policies are categorized by issue topic and are followed by implementation strategies, programs and priorities.

In the context of the *General Plan*, implementation strategies are those measures which will carry out general plan policies. These measures may represent an action, procedure, program or technique which will achieve the established goals and objectives. As indicated in the *General Plan Guidelines*, each general plan policy

must have at least one corresponding implementation measure. Implementation strategies have been prioritized based on the following ranking:

Priority 1 - Implementation immediate
Priority 2 - Implementation within three to five years
Priority 3 - Implementation beyond five years

For housing implementation strategies, a funding source is also stated as required by State law. Lead and coordinating agencies have also been identified for each implementation strategy. The lead agency is the organizational unit most directly responsible for ensuring that the requisite actions are taken. Coordinating agencies are those whose cooperation or assistance is needed or desired.

The goals, policies, implementation strategies and programs are divided into three subject areas: Natural Resources, Public Safety, and Community Development. Within the subsections of each subject area, statements are arranged in hierarchical order: goals, policies, quantified objectives (for housing) and implementation strategies. The numbering system for these statements is based upon the subject area, e.g. Natural Resources, Public Safety or Community Development, and the type of statement (goal, policy, objective or implementation measure), abbreviated as follows:

- Natural Resources (NR)
- Public Safety (PS)
- Community Development (CD)
- Goal (G)
- Policy (P)
- Objective (O)
- Implementation Measure (I)

Within each subject area, statements are numbered sequentially. For example, the first goal statement for Natural Resources is number NRG-1; the third policy statement for Public Safety is numbered PSP-3.

5.1 NATURAL RESOURCES

5.1.1 Agriculture/Soils

Background:

Three of the seven mandated elements of the general plan--land use, open space, and conservation--must address agricultural land and soils. The land use element designates the distribution, location and extent of the uses

of land for open space, which includes agriculture and natural resources. The purpose of the open space element is to preserve open space land which by definition includes rangeland, agricultural lands and areas of economic importance for producing food or fiber. The conservation element must address the conservation, development, and utilization of natural resources, which includes soils. Agriculture and soils are discussed in Section 2.1 of the *Environmental Setting Technical Paper*, Section 2.0 of the *Natural Resources Issue Paper* and Section 2.1 of the *Community Development Issue Paper.*

Two-thirds of Glenn County's 1,317 square miles are agricultural croplands and pasture. As the most extensive land use in the county, agriculture constitutes a significant component of the local economy. Agricultural land also provides valuable open space and important wildlife habitat. It is important that the County take steps to preserve its agricultural land from both economic and environmental perspectives.

There are 173,565 acres of land within Glenn County classified as "prime". As defined by the State Department of Conservation through the Farmland Mapping and Monitoring Program, "prime farmland" is land which has the best combination of physical and chemical features for producing crops. Converting prime agricultural land to non-agricultural uses is considered an irreversible loss of resources. Additionally, urban encroachment into agricultural areas can restrict surrounding agricultural operations and result in the loss of additional productive soils if not properly monitored and controlled.

The general plan process provides an opportunity for the County to establish and maintain the importance of agricultural lands preservation on a local level. With the primary goal being that of preserving the county's valuable agricultural resources, a variety of preservation tools can be used. The following goals, policies, implementation strategies and programs reflect Glenn County's approach to agricultural land preservation.

Goal:

NRG-1 Preservation of agricultural land

Policies: It shall be the policy of Glenn County to:

NRP-1 Maintain agriculture as a primary, extensive land use, not only in recognition of the economic importance of agriculture, but also in terms of agriculture's contribution to the preservation of open space and wildlife habitat.

NRP-2 Support the concept that agriculture is a total, functioning system which will suffer when any part of it is subjected to regulation resulting in the decline of agricultural productivity, unmitigated land use conflicts and/or excessive land fragmentation.

NRP-3 Recognize the value of ricelands for waterfowl habitat, watershed management, and for groundwater recharge in an effort to preserve such lands and to maintain necessary water supplies in Glenn County.

NRP-4 Support efforts underway to explore the potential to utilize ricelands as temporary storage reservoirs in winter months, thus increasing groundwater recharge and supplies of surface water for both agriculture and wildlife, and potentially providing an alternative to rice straw burning.

NRP-5 Continue participation in the Williamson Act, and allow new lands devoted to commercial agriculture and located outside urban limit lines to enter the program, subject to the specific standards for inclusion contained in this *General Plan*.

NRP-6 Lobby on a continuing basis for maintenance and enhancement of the Williamson Act subvention program in concert with other interested counties and organizations.

NRP-7 Recognize the importance of the dairy industry, as well as other confined animal agricultural uses, to the agricultural economy by actively supporting efforts to attract new dairies and to expand existing facilities.

NRP-8 Assure that future land use decisions protect and enhance the agricultural industry while also protecting existing uses from potential incompatibilities.

NRP-9 Encourage use of agricultural lands preservation tools such as in-county transfer of development rights, conservation easements, exclusive agricultural zoning and continuation of minimum parcel sizes.

NRP-10 Limit the application of rural residential and similar zoning in the county, and follow standards for its application as contained in this *General Plan*, so as not to encourage the premature conversion of otherwise viable agricultural land to rural residential environments which can no longer be farmed, and are typically too dispersed to be served efficiently by government services.

NRP-11 Monitor requests for subdivision of agriculturally developed and zoned parcels, located outside urban limit lines, in order to determine if present minimum parcel sizes are working effectively to discourage agricultural lands conversion.

NRP-12 Review agricultural lands conversion findings as described in NRP-11 with decision makers annually.

NRP-13 Establish urban limit lines around existing and planned future communities, development nodes and other areas of urban use, in an effort to protect agricultural land and to encourage infill and concentric growth.

NRP-14 Consult Important Farmland Maps and other sources of information on the relative value of agricultural lands when planning areas of growth, in order to direct growth and development toward lesser value agricultural lands.

NRP-15 Recognize that, in order to realistically provide for the necessary diversity and growth required in the local economy, some lands presently committed to agriculture may be consumed by other development activities, and plan for and monitor such conversion to assure that it does not hinder or restrict existing agricultural operations. Priority shall be given to industries related to agriculture.

NRP-16 Retain grazing land in large contiguous areas of the foothills, in recognition of its value to the livestock industry and as open space for watershed management, and its contribution to groundwater recharge, wildlife and waterfowl.

NRP-17 Recognize that limited conversion of grazing lands to other uses may be less harmful to agriculture than conversion of cropland, if the new uses are properly planned and serviced.

NRP-18 Support the U.S.D.A. Soil Conservation Service effort to update soils survey information in Glenn County.

NRP-19 Support the erosion control programs, resource management programs, and agricultural conservation efforts of the Glenn County Resource Conservation District that benefit the county as a whole.

NRP-20 Recognize the potential restrictions urbanization places on nearby agricultural practices and mitigate such conflicts whenever possible. Continue to support the County's "right to farm" ordinance and effort.

NRP-21 Require notices of nonrenewal for Williamson Act lands as a condition of land division and boundary line changes which result in parcel sizes below zoning minimums.

Implementation Strategies, Programs and Priorities:

NRI-1 Maintain or adopt intensive agricultural zoning on all privately owned parcels shown on the *Land Use Diagram* for agricultural use.

Implements policies: NRP-1, NRP-2, NRP-20, NRP-34
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission, agricultural organizations

NRI-2 Maintain minimum parcel sizes in all agricultural zones and review present standards annually to assure their effectiveness.

Provide for nonrenewal of Willimason Act lands as a condition of County approvals resulting in lots below minimum parcel size allowed in the Zoning Code.

Implements policies: NRP-1, NRP-2, NRP-21, NRP-34
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission, agricultural organizations

NRI-3 Encourage rice growers as well as other agricultural crop growers and cooperatives to emphasize the value of rice land for waterfowl habitat, air quality enhancement, and groundwater recharge through promotions and advertisement.

Implements policies: NRP-3, NRP-37
Priority: 1
Lead Agency: Glenn County Agricultural Commissioner
Coordinating Agencies: Glenn County Farm Bureau, Glenn County Agricultural Advisory Committee, agricultural organizations

NRI-4 Monitor and participate in efforts of State and federal agencies and private conservation groups to find alternatives to rice straw burning, including winter flooding of fields.

Implements policies: NRP-4, NRP-37, PSP-33
Priority: 1
Lead Agency: Glenn County Agricultural Commissioner
Coordinating Agencies: Glenn County Air Pollution Control District, agricultural organizations

NRI-5 Establish a process in the Planning Department allowing for the processing of "AP" zoning requests and Williamson Act contracts once annually, subject to the standards contained in this *General Plan*.

Implements policy: NRP-5
Priority: 2
Lead Agency: Glenn County Planning Department

Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission, agricultural organizations

NRI-6 Utilize the County Agricultural Advisory Committee to lobby on a continuing basis for the maintenance and enhancement of the Williamson Act subvention program, and monitor actions taken at the State and federal level which may impact the county's agricultural resources.

Implements policy: NRP-6
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Assessor, Glenn County Board of Supervisors, agricultural organizations

NRI-7 As a part of local economic development efforts, support programs which encourage the siting of new agricultural operations within the county and which facilitate the expansion of existing facilities.

Implements policy: NRP-7
Priority: 2
Lead Agency: Glenn County Board of Supervisors
Coordinating Agencies: Tri-County Economic Development Corporation, Glenn Chamber of Commerce Economic Development, Inc., Glenn County Planning Department, agricultural organizations

NRI-8 Apply locational standards for dairies, as contained in this *General Plan*.

Implements policy: NRP-8
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Building Department, Glenn County Public Works Department, agricultural organizations

NRI-9 Amend the Zoning Code to allow for the transfer of development rights within Glenn County only from agricultural

areas threatened by development, to specified receiving areas located within urban limit lines or other sites designated for development.

Implements policy: NRP-9
Priority: 3
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission, agricultural organizations

NRI-10 Establish a local agricultural preservation program which encourages the use of voluntary conservation easements between private property owners and qualified conservation organizations to protect the county's resources.

Implements policies: NRP-9, CDP-7
Priority: 2
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Board of Supervisors, American Farmland Trust, agricultural organizations

NRI-11 Apply new rural residential and similar zoning only in compliance with the standards and *Land Use Diagram* set forth in this *General Plan*.

Implements policies: NRP-10, NRP-34, CDP-5
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission, agricultural organizations

NRI-12 Prepare an annual report for the local decision makers which reflects agricultural land conversions and subdivisions.

Implements policies: NRP-11, NRP-12, NRP-15
Priority: 2
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Assessor, agricultural organizations

NRI-13 Show urban limit lines on the *Land Use Diagram* around existing and future planned communities and areas of urban use, and enforce those lines through appropriate zoning.

Implements policies: NRP-13, NRP-20, NRP-34, CDP-6, CDP-112, CDP-114, CDP-119
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission, Glenn County Local Agency Formation Commission, agricultural organizations

NRI-14 Retain the Foothill Agriculture/Forestry Zone in areas of the foothills containing large contiguous areas of grazing land.

Implements policies: NRP-16, CDP-123
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission, agricultural organizations

NRI-15 Utilize a review process for requests to convert land from agriculture and grazing to other uses which incorporates the standards and procedures contained in this *General Plan*.

Implements policies: NRP-14, NRP-15, NRP-17, NRP-20, NRP-34, CDP-10, CDP-11, CDP-123
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission, agricultural organizations

NRI-16 Establish a County notification process for requests to convert land from agricultural and grazing use to wetlands.

Implements Policies: NRP-1, NRP-16
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission, Glenn County Assessor,

Glenn County Resource Conservation District, State Department of Fish and Game, U.S. Fish and Wildlife Service, agricultural organizations

NRI-17 Monitor and participate in efforts to update soils survey information in Glenn County and other local programs of the Glenn County Resource Conservation District.

Implements policies: NRP-18, NRP-19
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agency: Glenn County Resource Conservation District, agricultural organizations

5.1.2 Water Resources

Background:

Water resources must be addressed in both the conservation and open space elements. As part of the conservation element, the conservation, development and utilization of natural resources, including water and its hydraulic force, rivers and other waters, reclamation of waters, prevention and control of the pollution of streams and other waters, and the protection of watersheds should be addressed. The purpose of the goals and policies of the open space element is to preserve natural resources, including habitat for fish and wildlife, rivers and streams, the banks of rivers and streams, and watersheds; management of groundwater recharge areas, rivers and streams which are important for the management of commercial fisheries; management of open space used for outdoor recreation including rivers, streams and lakeshores; and management or regulation of watershed areas, protection of water quality and water reservoirs to protect public health and safety. Water resources are discussed in Section 2.3 of the *Environmental Setting Technical Paper* and Section 3.0 of the *Natural Resources Issue Paper.*

The Sacramento River is the primary source of surface irrigation water in Glenn County. Water from the river is diverted into two major canals, the Glenn-Colusa and the Tehama-Colusa. Stony Creek is also a predominant source of surface water, supporting two reservoirs within the county, Stony Gorge and Black Butte. Hydroelectric power generating facilities are located at both of these reservoirs. A substantial watershed is located along the

easterly slopes of the Coast Range, most of which is located within the Mendocino National Forest and under the jurisdiction of the federal government.

The eastern portion of the county overlies the Sacramento Valley Groundwater Basin which contains abundant supplies of high quality groundwater to depths of 800 feet. Groundwater is the primary source of domestic water supply in the county and is also used for irrigation in areas where surface water is not available. The Stony Creek area, including the gravel ridge from Stony Creek to Road 60 parallel to Road P, is a major recharge area.

The abundant supplies of surface and groundwater within Glenn County make the county "water rich". A statewide demand for water for both domestic and agricultural use and recent State and federal requirements to ensure that adequate supplies of water are available in rivers, streams and other natural areas to sustain wildlife result in strong competition for available water. Much of the decision making regarding water resources will be made at the State and federal level and will be difficult to influence from the local level. It is important, however, that the County take a proactive role in protecting local water resources. The following goals, policies, implementation strategies and programs reflect the County's approach to protecting and managing local water resources.

Goal:

NRG-2 **Protection and management of local water resources.**

Policies: It shall be the policy of Glenn County to:

NRP-22 Oppose the exportation of groundwater resources outside the county.

NRP-23 Support legislation which will provide for a locally controlled Glenn County groundwater management district.

NRP-24 Recognize the following local priorities when dealing with questions of ground and surface water use:

	Highest	1) Household/Domestic
		2) Agriculture
		3) Industrial/Commercial
		4) Wildlife/Conservation
	Lowest	5) Exportation

NRP-25 Protect groundwater recharge areas in the county from overcovering and contamination by carefully regulating the type of development which occurs within these areas.

NRP-26 Discourage onsite sewage disposal systems in areas with high groundwater recharge potential and eliminate existing concentrations of septic tanks in such areas through construction of community sewage treatment and disposal systems.

NRP-27 Prohibit uses with the potential to accidentally discharge harmful groundwater pollutants in areas of high groundwater recharge, unless appropriate mitigation measures have been incorporated into the operation of such uses.

NRP-28 Identify and monitor potential sources of groundwater pollution, including harmful agricultural practices.

NRP-29 Limit structural coverage and impervious surfaces within areas of high groundwater recharge through application of zoning that recognizes the importance of this feature.

NRP-30 Protect important watershed areas from poor development practices and potential degradation.

NRP-31 Monitor actions taken at the State and federal level which impact water resources in order to evaluate the effects of these actions on the county's resources.

NRP-32 Support programs that will provide better information to the County and other agencies concerning reservoir siltation and aid in the formulation of an appropriate plan of action.

NRP-33 Carefully study the potential impact that any future reservoir construction may have on groundwater recharge areas in Glenn County.

NRP-34 Recognize the value of irrigation system infrastructure by discouraging development within established irrigation district boundaries which would prematurely reduce the utility of such systems.

NRP-35 Encourage the development of water conservation programs by water purveyors for both agricultural and urban uses.

NRP-36 Encourage development of educational programs to increase public awareness of water conservation opportunities and the potential benefits of implementing conservation measures and programs.

NRP-37 Recognize that efforts to reserve water in Glenn County for wildlife may also bring long-term benefits to the effort to retain water resources locally.

NRP-38 Recognize the impacts of gravel extraction on groundwater quantity and quality and encourage extraction methods that preserve and enhance groundwater resources.

Implementation Strategies, Programs and Priorities:

NRI-18 Establish a local groundwater management program including strategies for advancing State legislation supportive of a locally controlled groundwater management district.

Implements policies: NRP-22, NRP-23, NRP-31, PSP-47
Priority: 1
Lead Agency: Glenn County Board of Supervisors
Coordinating Agencies: Glenn County Planning Department, Glenn County Health Department

NRI-19 Apply the priorities for water consumption included in this *General Plan* when reviewing discretionary actions.

Implements policy: NRP-24
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission

NRI-20 Establish an overlay designation to provide appropriate protections for areas of the county where groundwater recharge occurs, such as limitations on overcovering of soils with impervious surfaces. To provide for appropriate groundwater protection, new zoning proposals that could result in residential lots less than one acre should not be approved until a sewer system is available. Consult with the State Department of Water Resources, the Glenn County Health Department and the Glenn County Planning Department, and incorporate protective measures into the *Glenn County Zoning Code*.

Implements policies: NRP-25, NRP-26, NRP-27, NRP-29, NRP-38, NRP-70, NRP-72, NRP-73, PSP-46, PSP-47, CDP-43
Priority: 2
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Health Department, State Department of Water Resources, Glenn County Board of Supervisors, Glenn County Planning Commission

NRI-21 Support efforts to seek funds and construct an alternative community sewage treatment and disposal system for West Orland, and other areas of heavy septic tank use, which are located within areas of high groundwater recharge.

Implements policies: NRP-26, PSP-46
Priority: 3
Lead Agency: Glenn County Public Works Department
Coordinating Agencies: Glenn County Health Department, Glenn County Planning Department

NRI-22 Work with State and federal agencies to improve local groundwater pollution detection and monitoring

Implements policy: NRP-28

Priority: 2
Lead Agency: Glenn County Health Department
Coordinating Agencies: Department of Water Resources, Glenn County Agricultural Commissioner

NRI-23 Amend County ordinances to include development standards, as contained in this *General Plan*, which protect watershed areas, and coordinate application of the standards with the U.S. Forest Service and other agencies.

Implements policies: NRP-30, NRP-66, NRP-67, CDP-43
Priority: 2
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission, Glenn County Public Works Department, U.S. Forest Service

NRI-24 Monitor and participate in efforts of the Bureau of Reclamation and Army Corps of Engineers to study the impacts of additional reservoir construction and of reservoir siltation.

Implements policy: NRP-32, NRP-33
Priority: 2
Lead Agency: Glenn County Public Works Department
Coordinating Agencies: Bureau of Reclamation, Army Corps of Engineers, irrigation and water districts

NRI-25 Develop and actively seek funding to develop water conservation and educational programs.

Implements policies: NRP-35, NRP-36, NRP-61
Priority: 1
Lead Agency: Glenn County Health Department
Coordinating Agencies: Glenn County Resource Conservation District, Glenn County Planning Department, irrigation and water districts

5.1.3 Biological Resources

Background:

As part of the open space element of the general plan, it is necessary to address areas which are required for the preservation of plant and animal life, including habitat for fish and wildlife species. The conservation, development and utilization of natural resources, including fisheries and wildlife, is the purpose of the conservation element. Biological resources are discussed in Section 2.4 of the *Environmental Setting Technical Paper* and Section 4.0 of the *Natural Resources Issue Paper.*

Glenn County, like many counties in California, has an extremely diverse plant and animal population. There are currently twenty-six species known to occur within the county which have State or federal status. Species of greatest importance to the general plan process are deer and waterfowl, due to the large areas they occupy and their economic importance to the county. Twelve important biological areas have also been identified in Section 4.1.1 of the *Environmental Setting Technical Paper* which require special attention in the general plan process. Six of these areas are associated with the Sacramento River and contain unique riparian habitats.

There is strong interest at both the State and federal level in preserving riparian and wetland areas. One program administered by the U.S. Fish and Wildlife Service is the acquisition of conservation easements within Glenn County for the preservation of waterfowl and wetland habitat. The Board of Supervisors, by Resolution 92-56, has consented to the acquisition of waterfowl and/or wetland easements in certain areas of the county. Under consideration by the County is a procedure requiring County notification prior to establishing wildlife preserves. A committee of interested agencies has been formed to develop and recommend standards for these preserves.

Recognizing that federal and State agencies can and do act independently of the County, it is important that the County's approach to habitat preservation take agency policies into consideration to avoid potential conflicts. The following goals, policies, implementation strategies and programs support such an approach and also emphasize an holistic management approach, similar to that promoted by the Soil Conservation Service and the Glenn County Resource Conservation District.

Goal:

NRG-3 **Preservation and enhancement of the county's biological resources in a manner compatible with a sound local economy.**

Policies: It shall be the policy of Glenn County to:

NRP-39 Approach the retention and enhancement of important habitat by preserving areas or systems which will benefit a variety of species or resources rather than focusing on individual species, resources or properties.

NRP-40 Consider sponsoring habitat conservation plans pursuant to the Federal Endangered Species Act when sensitive species are encountered in areas proposed for development.

NRP-41 Preserve natural riparian habitat, especially along Stony Creek and the Sacramento River and Butte Creek.

NRP-42 Eliminate the E-M (Extractive Industrial) Zone from areas containing natural riparian vegetation/habitat and replace it with a category affording greater protection to streamcourses and riparian habitats.

NRP-43 Support programs that expand public hunting and outdoor educational opportunities in Glenn County, including beneficial agricultural practices and pay-to-hunt enterprises.

NRP-44 Recognize that retention of natural areas is important to maintaining adequate populations of wildlife which is, in turn, important to the local economy.

NRP-45 Encourage development of hunting opportunities in the county in an effort to offset the costs of natural habitat preservation while assuring that such activities are consistent with the public health and safety.

NRP-46 Promote protection of native biological habitats of local importance such as riparian forests, foothill oak woodlands, Stony Gorge and Black Butte Reservoirs.

NRP-47 Recognize and protect areas of unique biological importance as identified on Figure 3-14 when reviewing development related proposals.

NRP-48 Study the feasibility of establishing buffer areas separating incompatible residential and commercial development from the Sacramento National Wildlife Refuge and other areas of unique biological importance.

NRP-49 Coordinate with State and federal agencies, private landowners, and private preservation/conservation groups in habitat preservation and protection of rare, endangered, threatened and special concern species, to ensure consistency in efforts and to encourage joint planning and development of areas to be preserved.

NRP-50 Recognize the Sacramento River corridor, the Sacramento National Wildlife Refuge, migratory deer herd areas, naturally occurring wetlands, and stream courses such as Butte and Stony Creeks as areas of significant biological importance.

NRP-51 Coordinate with wildlife agencies, the Army Corps of Engineers and the State Lands Commission during review of development permits.

NRP-52 Utilize the *Sacramento River Marina Carrying Capacity Study* findings when reviewing proposals for development along the Sacramento River.

NRP-53 Direct development away from naturally occurring wetlands to the extent such policy is consistent with the concept of compact and contiguous development.

NRP-54 Coordinate closely with the Mendocino National Forest, if development proposals are forthcoming for private lands within the Forest.

NRP-55 Seek membership on the Sacramento Valley Bioregion Regional Council proposed to be created by State and federal land management agencies.

NRP-56 Provide notice to the Board of Supervisors prior to any final public or nonprofit agency decision to acquire land (fee title acquisition) or establish an easement for wildlife habitat and/or riparian habitat protection.

NRP-57 Oppose additional fee title purchases of land by State and federal land management agencies that do not provide payments in-lieu of taxes.

NRP-58 Advocate full federal funding of the federal Refuge Revenue Sharing Act.

NRP-59 Advocate a property tax replacement program applicable to lands diminished in value by easements purchased by State and federal land management agencies.

NRP-60 Work with State, federal and private agencies to ensure payment of in-lieu taxes.

NRP-61 Support efforts to improve water availability and management when the potential exists to benefit fish and wildlife in cooperation with Glenn County agricultural water users.

NRP-62 Support the coexistence of agricultural and wildlife land uses, and cooperation of persons involved in agriculture and wildlife habitat preservation, in areas of wildlife habitat potential.

Implementation Strategies, Programs and Priorities:

NRI-26 Establish a working relationship with the California Department of Fish and Game, the U.S. Fish and Wildlife Service, and private preservation/conservation groups to identify areas appropriate for habitat retention, enhancement and conservation.

Implements policies: NRP-39, NRP-40, NRP-62
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: California Department of Fish and Game, U.S. Fish and Wildlife Service, Nature Conservancy,

Ducks Unlimited, California Waterfowl Association, Soil Conservation Service, Glenn County Resource Conservation District

NRI-27 Amend the *Glenn County Zoning Code* to include a Streamside Protection Zone and rezone those areas along stream courses currently zoned E-M (Extractive Industrial Zone) in accordance with a locally prepared riparian zone management plan.

Implements policies: NRP-41, NRP-42, PSP-45
Priority: 2
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission, Glenn County Resource Conservation District, California Department of Fish and Game, agricultural organizations

NRI-28 As a part of local economic development efforts, support local efforts to encourage development of public hunting and outdoor recreational and educational activities.

Implements policies: NRP-43, NRP-44, NRP-45
Priority: 2
Lead Agency: Glenn County Board of Supervisors
Coordinating Agencies: Glenn County Planning Department, Glenn Chamber of Commerce Economic Development, Inc., Tri-County Economic Development Corporation, Glenn County Fish, Game and Recreation Commission, Nature Conservancy, U.S. Fish and Wildlife Service, U.S. Forest Service, U.S. Army Corps of Engineers, Glenn County Resource Conservation District, California Waterfowl Association

NRI-29 Amend the *Glenn County Zoning Code* to include standards for hunting lodges, clubs and camps, as set forth in this *General Plan*.

Implements policy: NRP-45
Priority: 2
Lead Agency: Glenn County Planning Department

Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Health Department, Glenn County Building Department, Glenn County Fish, Game and Recreation Commission

NRI-30 Coordinate efforts for oak preservation in subdivisions and other development projects with the California Department of Fish and Game.

Implements policy: NRP-46
Priority: 2
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission, California Department of Fish and Game, Glenn County Resource Conservation District, Glenn County Fish, Game and Recreation Commission, agricultural organizations, California Department of Forestry

NRI-31 Recognize the importance of preserving natural areas such as foothill oak woodlands in the vicinity of Stony Gorge Reservoir and Black Butte Reservoir when delineating land uses on the *Land Use Diagram*.

Implements policies: NRP-46, NRP-47
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission, U.S. Army Corps of Engineers

NRI-32 Meet with the U.S. Fish and Wildlife Service to determine if there is interest in establishing buffer areas around the Sacramento National Wildlife Refuge and other areas of biological importance, and how the federal government would participate in their formation.

Implements policy: NRP-48
Priority: 2
Lead Agency: Glenn County Planning Department

Coordinating Agencies: U.S. Fish and Wildlife Service, California Department of Fish and Game, Glenn County Agricultural Commissioner, Glenn County Assessor

NRI-33 Follow procedures established in the Standards section of this *General Plan* to ensure adequate coordination, including any forms of mitigation or compensation that may be required, with wildlife agencies, the Army Corps of Engineers and the State Lands Commission during review of development permits.

Implements policies: NRP-49, NRP-51
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: U.S. Fish and Wildlife Service, California Department of Fish and Game, State Lands Commission, U.S. Army Corps of Engineers, Glenn County Board of Supervisors, Glenn County Planning Commission, Glenn County Agricultural Commissioner, U.S. Forest Service

NRI-34 Identify biologically important areas, such as the Sacramento River Corridor, Sacramento National Wildlife Refuge, deer herd ranges, naturally occurring wetlands, and stream courses such as Butte and Stony Creeks, and show them as constraints to development in this *General Plan* (Reference Biological Importance Overlay and Restorable Wetlands Overlay).

Implements policies: NRP-50, NRP-53
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission, Glenn County Resource Conservation District, U.S. Fish and Wildlife Service, U.S. Forest Service, Nature Conservancy

NRI-35 Adopt a finding for development proposals along the Sacramento River that the project is consistent with recommendations contained in the *Sacramento River Marina Carrying Capacity Study*, as set forth in the Standards section of this *General Plan*, prior to taking an action for approval.

Implements policy: NRP-52
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission

NRI-36 Consult with the U.S. Forest Service during the initial review of any development proposals on private lands within the Mendocino National Forest.

Implements policy: NRP-54
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agency: U.S. Forest Service

NRI-37 Contact sponsoring agencies and formally express an interest in having a County representative serve on the proposed Sacramento Valley Bioregion Regional Council.

Implements policy: NRP-55
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: U.S. Fish and Wildlife Service, California Department of Fish and Game, Glenn County Resource Conservation District

NRI-38 Lobby State and federal legislators to ensure that full payment in lieu of taxes are provided for in State and federal budgets.

Implements policies: NRP-57, NRP-58, NRP-68
Priority: 1
Lead Agency: Glenn County Board of Supervisors
Coordinating Agencies: Glenn County Planning Department, Glenn County Assessor

NRI-39 Lobby State and federal legislators for a property tax replacement program for lands diminished in value by easements purchased by State and federal land management agencies.

Implements policies: NRP-59, NRP-68
Priority: 1
Lead Agency: Glenn County Board of Supervisors
Coordinating Agencies: Glenn County Planning Department, Glenn County Assessor

NRI-40 Adopt a resolution to include a procedure for requiring notice prior to acquiring or creation of an easement by State and federal agencies and nonprofit conservation groups.

Implements policy: NRP-56
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission

NRI-41 Lobby State and federal legislators for a property tax replacement program for lands where welfare exemptions have been granted.

Implements policies: NRP-57, NRP-60
Priority: 1
Lead Agency: Glenn County Board of Supervisors
Coordinating Agencies: Glenn County Assessor, Glenn County Planning Department

5.1.4 Timber Resources

Background:

Pursuant to Section 65302 of the Government Code, the land use element must include a land use category that provides for timber production and apply such a designation to those lands zoned for timberland preserve. Timber and related resources, such as watershed areas, also must be addressed in the open space element and the conservation element. Timber resources are discussed in Sections 2.4.1 and 4.6.2 of the *Environmental Setting Technical Paper* and Section 5.0 of the *Natural Resources Issue Paper.*

Timber resources in Glenn County are composed of a variety of soft woods. Harvestable trees come predominantly from the Mendocino National

Forest. Public lands within the National Forest are managed by the federal government with the County having little jurisdiction. A *Land Resource Management Plan* is required by law for each national forest and must contain requirements for the management of the forest.

Timber harvesting on private lands is regulated by the State Board of Forestry through the approval of individual timber harvest plans. There are approximately 30,000 acres of private lands within the Mendocino National Forest managed for timber production. These lands are zoned TPZ (Timberland Preserve) pursuant to the Timberland Productivity Act of 1982. The purpose of the Act is to discourage the premature conversion of timberland to other uses.

Timber harvesting has historically been an important component of the Glenn County economic base. In 1990, approximately 4.4 percent of the total county work force was employed in forestry-related industries. The role of the timber industry is not expected to grow in relation to the balance of the economy and will most likely decline from the level prevalent in the 1980's. This anticipated decline is due in part to habitat preservation efforts.

As discussed under Water Resources, the public and private lands within the National Forest located along the easterly slopes of the Coast Range comprise a substantial watershed area. This area plays a critical role in supplying water for agriculture, domestic use, and power production. Watershed protection is addressed in the following goals, policies, implementation strategies and programs, as is timberland preservation and management.

Goal:

NRG-4 **Preservation, maintenance and restoration of forestry resources.**

Policies: It shall be the policy of Glenn County to:

NRP-63 Preserve public and private timber lands and reserve them for that use, while at the same time encouraging compatible recreation and open space uses.

NRP-64 Evaluate rezoning requests in the context of the potential uses and their associated impacts on surrounding timberlands.

NRP-65 Require biological surveys of timberland as a part of the review process when zone changes, use permits or other development plans are submitted to the County, including an evaluation of the site's utility for timber production.

NRP-66 View timberlands as critical watershed areas and apply watershed protection standards contained in this *General Plan* for vegetation retention, stream and drainage course setbacks, cut and fill activities, land coverage and limitations on development on steep slopes.

NRP-67 Cooperate with federal and State agencies on programs designed to protect and improve watershed values.

NRP-68 Discourage trades of private lands with the National Forest which would result in a loss of local tax base, unless they are seen as necessary to the preservation of critical watershed and wildlife areas.

NRP-69 Ensure that as development occurs in remote timbered areas of the county, such development pays its fair share of service related costs through appropriate assessments and mitigation fees.

Implementation Strategies, Programs and Priorities:

NRI-42 Retain TPZ (Timberland Preserve Zone) or OS (Open Space) zoning on timberland, and deny future requests for rezoning which would be incompatible with timber production.

Implements policies: NRP-63, NRP-64
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission

NRI-43 Amend the *Glenn County Zoning Code* to require biological surveys as part of the application process for development requests on land utilized for timber production.

Implements policy: NRP-65
Priority: 2
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission

NRI-44 Amend the *Glenn County Zoning Code* to include standards for watershed protection as set forth in this *General Plan*.

Implements policies: NRP-66, NRP-67
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission

NRI-45 Communicate directly with federal agencies concerning the County's opposition to trades of private lands with the National Forest which would result in a loss of local tax base.

Implements policy: NRP-68
Priority: 2
Lead Agency: Glenn County Board of Supervisors
Coordinating Agencies: Glenn County Planning Department, Glenn County Assessor

NRI-46 Adopt mitigation fees and special assessments for development that occurs in remote timbered areas of the county.

Implements policy: NRP-69
Priority: 3
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission

5.1.5 Mineral and Energy Resources

Background:

Mineral resources must be addressed in the conservation, open space and land use elements. The conservation element emphasizes the

conservation, development and utilization of minerals and other natural resources and may also cover the location, quantity and quality of rock, sand and gravel resources. The Public Resources Code (Sections 2762-2764) states that within twelve months of receiving mineral classification information from the State Geologist, a jurisdiction shall establish mineral resource management policies for incorporation into the general plan which emphasize the conservation and development of identified mineral deposits. The open space element must address the issue of open space management for areas containing major mineral deposits and watershed areas. The general distribution and location of lands containing natural resources, such as mineral deposits, must be addressed in the land use element. Mineral and energy resources are discussed in Section 2.5 of the *Environmental Setting Technical Paper* and Section 6.0 of the *Natural Resources Issue Paper.*

Mineral and energy resources are found in relative abundance in Glenn County and represent a potential source for economic development in the county. To address energy resources, an *Energy Element* of the *General Plan* has been prepared which establishes comprehensive goals, policies, objectives, programs and standards regarding energy use and energy facility development in the county. These goals, policies, objectives, programs and standards are to be adopted concurrently with this *Policy Plan* and supplement the material contained herein. The Element proposes to increase energy efficiency in the county, determine the extent of the county's energy resources, determine what energy facilities could feasibly be developed in the future, and provide policy guidance for land-use decisions involving energy facilities.

Mineral resources in Glenn County include sand and gravel and natural gas. Approximately 2.8 percent of the total statewide natural gas production in 1989 was produced in Glenn County. Commercial extraction activities occur in existing gas fields located throughout the valley floor portion of the county, the Malton-Black Butte field located on the border with Tehama County, and the Willows-Beehive Bend field located in the southeastern portion of the county. The *Energy Element* addresses gas well production and siting as well as the general environmental issues associated with developing gas and oil wells.

The primary areas for gravel extraction occur along Stony Creek and the Sacramento River, although there are other pockets of resources scattered through the county. All active and proposed surface mining operations are required by State law to provide for the reclamation/restoration of the

facilities once the resource is exhausted or the operation ceases for other reasons.

As part of the conservation element, the location, quantity and quality of the rock, sand and gravel resources may be addressed. Planning for extraction, processing and transportation for these facilities is addressed in the following goals, policies, implementation strategies and programs.

Goal:

NRG-5 **Conservation and protection of non-renewable mineral and energy resources.**

Policies: It shall be the policy of Glenn County to:

NRP-70 Encourage a resource management role for the County.

NRP-71 Require that mineral extraction operations within streams as well as dry land deposits be performed in a way that is compatible with surrounding land uses, does not adversely affect the environment, and which mitigates related impacts through site-specific mitigation measures.

NRP-72 Establish mitigation fees for development which does not compensate for environmental impacts.

NRP-73 Include the Stony Creek fan aggregate resource on the groundwater recharge overlay to the *Land Use Diagram* and reference the overlay when reviewing development proposals in order to protect the resource from future incompatible encroachment, including overcovering by houses and other forms of development.

NRP-74 Ensure proper management of the Stony Creek aggregate resource.

NRP-75 Require that adequate security be posted to ensure that surface mining reclamation plans are implemented.

NRP-76 Petition the State Geologist to designate and protect mineral resources in the county from incompatible uses.

NRP-77 Require a Master Environmental Assessment and Aggregate Resource Management Plan to be completed on Stony Creek for gravel operations in cooperation with the Glenn County Resource Conservation District.

NRP-78 Support the natural gas industry while ensuring that its operations are carried out in a safe and environmentally responsible manner.

NRP-79 Protect gas fields from incompatible development and encroachment through appropriate land-use planning.

NRP-80 Consider the location of gas wells when drafting urban limit lines or considering approval of urban development.

NRP-81 Entertain proposals for additional hydroelectric development and biomass energy conversion, subject to the siting policies contained in the *Energy Element* of the *General Plan*.

Implementation Strategies, Programs and Priorities:

NRI-47 Amend the *Glenn County Zoning Code* to require conditional use permits for mineral extraction operations in all zones where mineral extraction may occur.

Implements policies: NRP-70, NRP-71, NRP-74, NRP-75
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission

NRI-48 Develop a Stony Creek Fan Aggregate Resource Management Plan following the preparation of a Master Environmental Assessment, with review authority by the Resource Conservation District. After the Aggregate Resources Management Plan is complete, request State designation to protect identified mineral resources from incompatible uses.

Implements policies: NRP-70, NRP-74, NRP-76, NRP-77
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission, Resource Conservation District

NRI-49 Enforce the natural gas well standards which have been adopted by Glenn County and require conditional use permits for any gas wells that do not meet these standards.

Implements policies: NRP-70, NRP-78, NRP-79
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Health Department, Glenn County Building Department

NRI-50 Review requests for urban development for compliance with the adopted standards for natural gas wells and require setbacks for new development in accordance with those standards.

Implements policies: NRP-79, NRP-80
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Building Department, Glenn County Board of Supervisors, Glenn County Planning Commission

NRI-51 Adopt the *Energy Element* of the *General Plan* and implement the objectives and strategies set forth therein.

Implements policy: NRP-70, NRP-81
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission, Glenn County Building Department

5.1.6 Cultural Resources

Background:

Cultural resources refer to resources created by humans which are considered to be of value, such as historic structures and artifacts, archaeological sites and artifacts (primarily Native American in origin), and aesthetics with respect to the impact of development on scenic natural vistas. Seven historically significant sites have been identified in the unincorporated area of Glenn County, six of which contain monuments. There are four general environmental zones within the county which vary as to archaeological sensitivity. It is the intent of Glenn County to ensure compliance with Appendix K of the *Guidelines for Implementation of the California Environmental Quality Act* (CEQA Guidelines) in order to protect the county's archaeological resources. Cultural resources are discussed in Section 2.6 of the *Environmental Setting Technical Paper* and Section 7.0 of the *Natural Resources Issue Paper.*

The open space element must set forth policy for preservation of areas of outstanding scenic, historic and cultural value. There are no eligible or State-designated scenic highways within Glenn County; however, State Highways 45, 162 have been recommended for scenic highway status. Areas of outstanding scenic, historic and cultural values have been identified and include the twelve important Biological Resource areas identified and addressed under the Biological Resources goals and policies; the historic sites referenced above, the Grindstone Indian Reservation, County parks and the Mendocino National Forest.

Goal:

NRG-6 **Identification and preservation of cultural resources within the county.**

Policies: It shall be the policy of Glenn County to:

NRP-82 Protect identified areas of unique historical or cultural value within the county and preserve those sites for educational, scientific and aesthetic purposes.

NRP-83 Recognize the following historic sites in future planning and decision making :

- Monroeville Cemetery Historical Site
- Will S. Green Monument
- Swift Adobe Monument
- Kanawha Cemetery Monument
- Monroeville and Ide Monument
- Willows Monument
- Jacinto Landing
- Historic School Sites

NRP-84 Consider preparation of an historic preservation plan.

NRP-85 Require proper evaluation and protection of archaeological resources discovered in the course of construction and development.

Goal:

NRG-7 **Preservation of aesthetic resources and values.**

Policies: It shall be the policy of Glenn County to:

NRP-86 Avoid light and glare impacts when considering development.

NRP-87 Consider preparation of a scenic highways plan.

Implementation Strategies, Programs and Priorities:

NRI-52 Show recognized historic sites and other areas of unique cultural value on an overlay to the *Land Use Diagram* and reference the overlay when reviewing development proposals.

Implements policies: NRP-82, NRP-83
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission, California Archaeological Inventory Information Center

NRI-53 Establish a local committee of citizens to determine the interest in the future development of an historic preservation plan, containing policies and standards for protection of historic resources.

Implements policy: NRP-84
Priority: 3
Lead Agency: Glenn County Board of Supervisors
Coordinating Agency: Glenn County Planning Department

NRI-54 Require development projects to comply with the process outlined in Appendix K of the *CEQA Guidelines* for protection of archaeological resources.

Implements policy: NRP-85
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission

NRI-55 Require archaeological surveys of potential development sites in accordance with the standards set forth in this *General Plan.*

Implements policy: NRP-85
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission

NRI-56 Establish a local committee of citizens to determine the interest in a designated system of scenic highways, vistas or corridors and subsequently implement policies and standards for their protection.

Implements policy: NRP-87
Priority: 3
Lead Agency: Glenn County Board of Supervisors
Coordinating Agencies: Glenn County Planning Department, Glenn County Public Works Department, Glenn County

Transportation Commission, Glenn County Planning Commission

NRI-57 Condition development permits to require all exterior lighting accessory to any use to be hooded, shielded or opaque, and no unobstructed beam of light shall be directed beyond any exterior lot line or directed onto adjacent rights-of-way.

Implements policy: NRP-86
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Building Department, Glenn County Public Works Department

5.2 PUBLIC SAFETY

5.2.1 Law Enforcement

Background:

The purpose of the safety element is to establish policy which reduces the threat of death, injury, property damage, and economic and social dislocation resulting from natural hazards. This element, while focusing on fire, flooding, geological and seismic hazards, may also address other locally relevant safety issues such as vehicle accidents and crime. Law enforcement is discussed in Section 3.1 of the *Environmental Setting Technical Paper* and Section 2.0 of the *Public Safety Issue Paper.*

The Glenn County Sheriff's Office provides law enforcement services within the unincorporated area of the county in addition to providing backup and dispatch services for the Willows and Orland police departments. The Sheriff also shares law enforcement responsibilities within the National Forest with the Mendocino National Forest. With headquarters located in Willows, the department also maintains substations in Orland and Hamilton City. The County Jail is located in Willows and houses all County prisoners.

The following goals, policies, implementation strategies and programs support the provision of adequate law enforcement through the establishment of a minimum level of service and guidelines for the provision of services in the most cost efficient manner.

Goal:

PSG-1 **Protection and enhancement of the quality of life by reducing the loss of life and personal property due to crime.**

Policies: It shall be the policy of Glenn County to:

PSP-1 Establish a minimum level of service for the provision of law enforcement services.

PSP-2 Determine the impact proposed development will have on the provision of law enforcement services, and assure that the established level of service is maintained.

PSP-3 Require new development to pay its fair share for the provision of law enforcement services.

PSP-4 Actively involve law enforcement personnel in land use planning decisions.

PSP-5 Support consolidation of services for the areas located within the urban limit lines of the cities of Willows and Orland.

PSP-6 Continue to support a cooperative approach to law enforcement within the Mendocino National Forest.

PSP-7 Objectively evaluate proposals for regional and State correctional facilities within the county.

PSP-8 Require new development to be designed so that criminal activity is discouraged.

Implementation Strategies, Programs and Priorities:

PSI-1 Maintain a law enforcement staffing ratio of one officer per 1,000 population within the unincorporated area.

Implements policies: PSP-1, PSP-2
Priority: 1
Lead Agency: Glenn County Sheriff's Department
Coordinating Agency: Glenn County Board of Supervisors

PSI-2 Consult with law enforcement agencies during the initial review of development proposals.

Implements policies: PSP-2, PSP-4
Priority: 2
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Sheriff's Department, Orland Police Department, Willows Police Department

PSI-3 Require, as a condition of approval for development permits, the establishment of a Mello-Roos district and/or law enforcement service impact fees.

Implements policy: PSP-3
Priority: 2
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission, Glenn County Auditor - Tax Collector

PSI-4 Maintain cooperative law enforcement agreements with the cities of Willows and Orland.

Implements policy: PSP-5
Priority: 1
Lead Agency: Glenn County Sheriff's Department
Coordinating Agencies: Glenn County Board of Supervisors, Orland Police Department, Willows Police Department, Orland City Council, Willows City Council

PSI-5 Consider contracting with the cities of Orland or Willows for law enforcement services, if major new development is approved within the cities' urban limit lines.

Implements policy: PSP-5
Priority: 2
Lead Agency: Glenn County Sheriff's Department
Coordinating Agencies: Glenn County Board of Supervisors, Orland Police Department, Willows Police Department, Orland City Council, Willows City Council

PSI-6 Maintain a cooperative law enforcement agreement with the U.S. Forest Service for the area within the National Forest.

Implements policy: PSP-6
Priority: 1
Lead Agency: Glenn County Sheriff's Department,
Coordinating Agencies: Glenn County Board of Supervisors, U.S. Forest Service

PSI-7 Prepare a comprehensive evaluation of future proposals to site regional and State correctional facilities, and present findings to the Board of Supervisors.

Implements policy: PSP-7
Priority: 2
Lead Agency: Glenn County Planning Department
Coordinating Agencies: State Board of Corrections, Glenn County Sheriff's Department

PSI-8 Condition development permits and modify future community design proposals consistent with the recommendations of local law enforcement agencies.

Implements policy: PSP-4, PSP-8
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Sheriff's Department, Orland Police Department, Willows Police Department, U.S. Forest Service, Glenn County Board of Supervisors, Glenn County Planning Commission

5.2.2 Fire Hazards and Fire Protection

Background:

Section 65302(g) of the Government Code requires adoption of a safety element for protection from wildland and urban fires. In relation to fire hazards and fire protection, the safety element must not only identify unreasonable risks associated with wildland and urban fires but also address evacuation routes, peakload water supply requirements, minimum road widths,

and clearance around structures as these issues relate to known fire hazards. Fire hazards and fire protection are discussed in Section 3.2 of the *Environmental Setting Technical Paper* and Section 3.0 of the *Public Safety Issue Paper.*

There are twelve local agencies providing fire protection services within Glenn County. All but one of these agencies, the City of Willows, operates exclusively on a volunteer basis. Wildland fire protection is also provided by the California Department of Forestry (CDF) in the unincorporated foothill and rural areas on a seasonal basis. The U.S. Forest Service is responsible for wildland fire protection within the Mendocino National Forest and maintains an agreement with CDF to provide protection to private in-holdings.

Unlike law enforcement, specific standards for staffing rural fire agencies do not exist. Currently, each district creates its own standards for staffing based on its individual needs. It is most likely that volunteer staffing will continue to be utilized for the majority of districts. Many fire districts receive a tax from each dwelling located within their boundaries to help fund their operations. Methods of funding for capital costs will need to be explored, however, in order to maintain adequate service.

The following goals, policies, implementation strategies and programs identify and address methods for reducing potential risk from fire hazards. Also addressed is the County's *Emergency Response Plan* which establishes evacuation routes as mandated under the safety element provisions of the general plan.

Goal:

PSG-2 **Protection and enhancement of the quality of life by reducing the loss of life and personal property due to fire.**

Policies: It shall be the policy of Glenn County to:

PSP-9 Continue to support the County's volunteer fire forces and offer incentives for continued participation.

PSP-10 Maintain existing fire service levels and not allow their deterioration.

PSP-11 Determine the impact proposed development will have on the provision of fire protection services, and ensure that the established level of service is maintained.

PSP-12 Regularly review and evaluate fire district boundaries to determine if the existing service areas are the most efficient and cost-effective.

PSP-13 Establish as a priority adequate funding and fire fighting personnel for those areas targeted for growth.

PSP-14 Encourage fire districts to work with the County to require new development to pay its fair share for the provision of new fire stations, equipment, personnel and fire suppression improvements necessary to provide adequate fire protection services.

PSP-15 Actively involve fire protection personnel in land use planning decisions.

PSP-16 Require new development to be designed with fire protection and prevention in mind.

PSP-17 Apply contemporary fire prevention standards to all development.

PSP-18 Evaluate the creation of urban area fire departments for the Willows and Orland areas which would serve both the developed areas and developing areas within established urban limit lines.

PSP-19 Study the use of mutual aid agreements or memoranda of understanding for structural as well as wildland fire protection in areas currently under California Department of Forestry and U.S. Forest Service jurisdiction.

PSP-20 Consider fire risk and hazard zones when approving residential development in areas subject to potential wildland fires.

PSP-21 Require that all community water systems serving new development meet or exceed Glenn County minimum standards for provision of water for peakload demands and required fire flows.

PSP-22 Comply with the State of California *Fire Safety Regulations* for the State Responsibility Area located within Glenn County.

PSP-23 Assign house numbers for all structures within the county.

PSP-24 Communicate the *Emergency Response Plan* to all public safety agencies when reviewing future development proposals throughout the county.

PSP-25 Encourage development of educational programs that will increase public awareness of fire safety and emergency response planning.

PSP-26 Periodically update the *Emergency Response Plan*.

PSP-27 Recognize the autonomy of individual fire districts within the county.

Implementation Strategies, Programs and Priorities:

PSI-9 Encourage employers to permit paid time off and flexible schedules for those individuals involved in volunteer fire fighting and training.

Implements policy: PSP-9
Priority: 1
Lead Agency: Glenn County Board of Supervisors
Coordinating Agency: Local fire districts

PSI-10 As growth occurs attempt to maintain a service level based on ISO (Insurance Service Organization) ratings of no less than eight for rural areas and no less than five for urbanized areas.
Implements policies: PSP-10, PSP-11
Priority: 1
Lead Agency: Local fire districts

Coordinating Agency: Glenn County Board of Supervisors

PSI-11 Consult with fire protection agencies during the initial review of development proposals.

Implements policies: PSP-11, PSP-15
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Local fire districts, California Department of Forestry, U.S. Forest Service

PSI-12 Utilize the Local Agency Formation Commission (LAFCo) to review the efficiency and cost effectiveness of current fire service boundaries and modify those boundaries over time as development trends dictate.

Implements policies: PSP-12, PSP-18
Priority: 2
Lead Agency: Glenn County Local Agency Formation Commission
Coordinating Agencies: Glenn County Planning Department, Glenn County Board of Supervisors, local fire districts

PSI-13 Actively seek funding to support additional fire fighting personnel and services.

Implements policies: PSP-13, PSP-27
Priority: 1
Lead Agency: Glenn County Board of Supervisors
Coordinating Agencies: Local fire districts

PSI-14 Require as a condition of approval for development permits the establishment of a Mello-Roos district and/or fire service impact fees, or other similar funding mechanisms.

Implements policies: PSP-11, PSP-13, PSP-14
Priority: 1
Lead Agency: Glenn County Planning Department

Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission, Glenn County Auditor - Tax Collector, local fire districts

PSI-15 Condition development permits to incorporate fire prevention techniques into the project design.

Implements policies: PSP-16, PSP-17
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Local fire districts, California Department of Forestry, U.S. Forest Service, Glenn County Board of Supervisors, Glenn County Planning Commission

PSI-16 Update the County's design and development standards to reflect contemporary fire prevention practices and apply those criteria to development permits.

Implements policies: PSP-16, PSP-17
Priority: 2
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Local fire districts, California Department of Forestry, U.S. Forest Service, Glenn County Public Works Department, Glenn County Board of Supervisors, Glenn County Planning Department

PSI-17 Enter and/or maintain cooperative fire protection agreements with the cities of Willows and Orland, the California Department of Forestry and U.S. Forest Service.

Implements policies: PSP-18, PSP-19
Priority: 1
Lead Agency: Glenn County Board of Supervisors
Coordinating Agencies: Orland City Council, Willows City Council, Orland Fire Department, Willows Fire Department, California Department of Forestry, U.S. Forest Service

PSI-18 Refer all building and other development permits for structures in areas subject to potential wildland fires to the California Department of Forestry.

Implements policies: PSP-15, PSP-20
Priority: 1
Lead Agency: Glenn County Building Department
Coordinating Agency: California Department of Forestry

PSI-19 Require developers of property to install the necessary water system infrastructure to County standards.

Implements policy: PSP-21
Priority: 1
Lead Agency: Glenn County Public Works Department
Coordinating Agencies: Glenn County Planning Department, Glenn County Building Department, Glenn County Board of Supervisors, Glenn County Planning Commission

PSI-20 Amend local ordinances to incorporate the State's fire safety regulations.

Implements policy: PSP-22
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: County Counsel, Glenn County Board of Supervisors, Glenn County Planning Commission

PSI-21 Adopt and maintain a countywide house numbering system.
Implements policy: PSP-23
Priority: 1
Lead Agency: Glenn County Public Works Department
Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission, Glenn County Planning Department, Glenn County Building Department, local fire districts

PSI-22 Establish a procedure for assigning house numbers through the building permit process.

Implements policy: PSP-23
Priority: 1
Lead Agency: Glenn County Planning Department

Coordinating Agencies: Glenn County Building Department, Glenn County Public Works Department, Glenn County Board of Supervisors

PSI-23 Develop a program for assigning numbers to existing structures.

Implements policy: PSP-23
Priority: 1
Lead Agency: Glenn County Public Works Department
Coordinating Agencies: Glenn County Planning Department, Local fire districts, Glenn County Board of Supervisors

PSI-24 Adopt a finding when approving discretionary permits that the project adequately provides for and/or does not impede emergency response.

Implements policy: PSP-24
Priority: 1
Lead Agency: Glenn County Planning Department,
Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission

PSI-25 Actively seek funding to develop fire safety public awareness and education programs.

Implements policy: PSP-25
Priority: 2
Lead Agency: Glenn County Board of Supervisors
Coordinating Agencies: Local fire districts

PSI-26 Coordinate with the Glenn County Disaster Council and the Director of Emergency Services to update the *Emergency Response Plan* every five years.

Implements policy: PSP-26
Priority: 2
Lead Agency: Glenn County Sheriff's Department
Coordinating Agencies: Glenn County Disaster Council, Director of Emergency Services, Glenn County Public Works Department, local fire districts, City Police Departments, Glenn

County Public Health Department, Glenn County Planning Department

5.2.3 Geologic Hazards

Background:

Geologic hazards must be addressed in the safety and open space elements. The safety element addresses risks associated with the effects of seismically induced surface rupture, ground shaking, ground failure, tsunami, seiche, and dam failure; slope instability leading to mudslides and landslides; and subsidence and other geologic hazards. In addition to establishing appropriate policies and programs, known seismic and other geologic hazards must be mapped. Issues which must be addressed in the open space element include special management or regulation of areas containing special or hazardous conditions, such as earthquake fault zones and unstable soils, to protect public health and safety. Geologic hazards are discussed in Section 3.3 of the *Environmental Setting Technical Paper* and Section 4.0 of the *Public Safety Issue Paper.*

Geologic hazards in Glenn County include the potential for landslides, subsidence, erosion and soil expansion. When compared to other areas of the State, the county is in a relatively inactive seismic area. The areas of highest apparent landslide potential are in the mountain and foothill regions. The eastern portion of the county has the most potential for subsidence activity due to groundwater withdrawal and natural gas extraction. The potential for water runoff-related erosion occurs both in the foothill areas and on the valley floor along streambanks. Much of the county contains expansive soils.

As required by State law, areas subject to identified hazards have been defined and mapped in the *Environmental Setting Technical Paper* and the *Public Safety Issue Paper.* The following goals, policies, implementation strategies and programs address these potential hazards and identify methods for minimizing risks associated with geologic hazards.

Goal:

PSG-3 Protection and enhancement of the quality of life by reducing the loss of life and personal property due to geologic hazards.

Policies: It shall be the policy of Glenn County to:

PSP-28 Promote sound agricultural and development practices which conserve soil resources and avoid or mitigate impacts associated with erosion.

PSP-29 Protect valley streamcourses from the effects of erosion.

PSP-30 Require erosion control plans for development proposed on sloping land.

PSP-31 Require a site specific geological investigation prior to development within areas of high landslide risk.

PSP-32 Monitor gas and water well production in order to evaluate subsidence activity.

PSP-33 Enforce the requirements of the Uniform Building Code for all development in order to protect people, property and improvements from seismic and other geologic hazards.

Implementation Strategies, Programs and Priorities:

PSI-27 Assist the Resource Conservation District in its efforts to provide educational programs which increase public awareness of erosion prevention techniques.

Implements policy: PSP-28
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Public Works Department, Glenn County Agricultural Commissioner, Glenn County Board of Supervisors, Soil Conservation Service

PSI-28 Incorporate into the building permit/grading permit process a procedure for requiring an erosion control plan in areas subject to water runoff-related erosion.

Implements policies: PSP-29, PSP-30
Priority: 2
Lead Agency: Glenn County Building Department
Coordinating Agencies: Glenn County Planning Department, Glenn County Public Works Department, Glenn County Board of Supervisors

PSI-29 Incorporate into the building permit process a procedure for requiring geologic reports in areas subject to landslide hazards as identified in the *General Plan*.

Implements policy: PSP-31
Priority: 2
Lead Agency: Glenn County Building Department
Coordinating Agencies: Glenn County Planning Department, Glenn County Board of Supervisors

PSI-30 Require applications for permits for gas and water wells to be drilled in the county to contain sufficient base data that subsequent periodic measurements for subsidence can be performed and compared against the original data.

Implements policy: PSP-32
Priority: 2
Lead Agency: Glenn County Health Department
Coordinating Agency: Glenn County Planning Department, State Department of Water Resources

PSI-31 Assign responsibility for monitoring subsidence activity to an interested department/agency.

Implements policy: PSP-32
Priority: 2
Lead Agency: Glenn County Board of Supervisors
Coordinating Agencies: Glenn County Planning Department, Glenn County Public Works Department, Glenn County Health Department.

PSI-32 Continue to require building permits and subsequent inspections for all construction activities within the county.

Implements policy: PSP-33
Priority: 1
Lead Agency: Glenn County Building Department
Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Department, Glenn County Public Works Department

5.2.4 Air Quality

Background:

Air quality must be addressed in both the open space and circulation elements. The open space element includes policy which preserves as open space areas required for the protection and enhancement of air quality. Air pollution from motor vehicles may be addressed in the circulation element as deemed appropriate by the local jurisdiction. Air quality is discussed in Section 3.4 of the *Environmental Setting Technical Paper* and Section 5.0 of the *Public Safety Issue Paper.*

Air quality standards are set at both the federal and State levels. The Glenn County Air Pollution Control District is responsible for the planning and maintenance/attainment of these standards at the local level. The pollutants in Glenn County for which standards have been established include ozone and particulates (PM_{10}). The county has been designated as a nonattainment area for both of these pollutants by the State. The probable sources of these pollutants include motor vehicles, stationary sources, agricultural burning of field crops and orchard waste, cultivating and harvesting of crops, driving on unpaved roads, traffic on I-5, and transport of pollutants from the Sacramento metropolitan area.

Pursuant to the California Clean Air Act of 1988, an *Air Quality Attainment Plan* for the Northern Sacramento Valley Air Basin has been adopted. The Plan is designed to achieve a reduction in basinwide emissions and proposes control measures to be adopted to achieve mandatory reduction. The following goals, policies, implementation strategies and programs reflect and incorporate these control measures as well as support land use decisions which will protect and enhance local air quality.

Goal:

PSG-4 **Protection and enhancement of air quality.**

Policies: It shall be the policy of Glenn County to:

PSP-34 Support State programs to reduce backyard and agricultural burning, including development of alternatives to rice straw burning and creating markets for rice straw.

PSP-35 Review development requests to determine the impact such development will have on the existing air quality and for compliance with the air pollution reduction measures specified in the Glenn County *Air Quality Attainment Plan*.

PSP-36 Promote jobs/housing balance when evaluating development projects.

PSP-37 Encourage design of new development which minimizes automobile trips and maximizes other modes of transportation.

Implementation Strategies, Programs and Priorities:

PSI-33 Monitor and participate in State efforts to reduce agricultural burning.

Implements policies: PSP-34, NRP-4
Priority: 2
Lead Agency: Glenn County Air Pollution Control District
Coordinating Agency: Glenn County Agricultural Commissioner

PSI-34 Require that a finding be made that development projects are in compliance with the *Air Quality Attainment Plan*, prior to approval.

Implements policy: PSP-35
Priority: 1
Lead Agency: Glenn County Planning Department,

Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission, Glenn County Air Pollution Control District

PSI-35 Require that a finding be made that a proposed development project will make a positive contribution toward maintaining or improving the jobs/housing balance within the county, prior to approval.

Implements policy: PSP-36
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission

PSI-36 Require adoption of "PDR" (Planned Development Residential) or "PDC" (Planned Development Commercial) zoning for any new development of forty acres or more, and apply design techniques which integrate uses, including jobs and houses, and which minimize automobile traffic while maximizing other forms of travel.

Implements policies: PSP-36, PSP-37
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission

5.2.5 Flood Hazards

Background:

Three of the mandated elements, land use, open space, and safety, must address the issue of flooding and related hazards. The land use element identifies areas which are subject to flooding. The open space element addresses the management and regulation of floodplains. The protection of the local community from flood hazards is addressed in the safety element. Flood hazards are discussed in Section 3.5 of the *Environmental Setting Technical Paper* and Section 6.0 of the *Public Safety Issue Paper.*

Most of the mountain and foothill areas within the county drain well, but parts of the valley floor do not, due to relatively level terrain and poorly drained soils. Flood hazard areas within Glenn County have been mapped by the Federal Emergency Management Agency (FEMA) on Flood Insurance Rate Maps (FIRM). However, these maps are designed for use in determining flood insurance needs and do not necessarily show all areas subject to flooding, such as agricultural areas which have flooding potential due to irrigation water delivery systems and agricultural practices. Severe flooding is prevented in the county by flood control dams on Stony Creek and the Sacramento River. Designated floodways have been mapped and adopted by the State Reclamation Board for three areas in the county: the Sacramento River, the Colusa Drain, and Stony Creek. The State has jurisdiction within these designated floodways and supersedes local control.

State law mandates that flooding hazards be addressed, including identifying and mapping areas within floodplains or areas subject to flooding. These maps are located in the *Public Safety Issue Paper.* The following goals, policies, implementation strategies and programs address potential hazards due to flooding and address measures to reduce related risks.

Goal:

PSG-5 **Protection and reduction of loss of life and personal property due to flooding.**

Policies: It shall be the policy of Glenn County to:

PSP-38 Recognize the special status of lands located within the designated floodways adopted by the State Reclamation Board.

PSP-39 Support efforts to revise the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM) for the areas around Hamilton City, Willows and Orland in order to improve their accuracy.

PSP-40 Endeavor to avoid areas subject to flooding when considering approval of new development.

PSP-41 Require the installation of storm drain and other flood protection/prevention improvements as a condition of all new development approvals.

PSP-42 Encourage the formation of a countywide service area or individual storm drain maintenance districts to finance and construct needed flood control improvements.

Implementation Strategies, Programs and Strategies:

PSI-37 Apply floodway (Streamside Protection) zoning to lands included within the Floodway Overlay, and show areas subject to Zone A (100 year flooding) on a Floodplain Overlay as a constraint to development.

Implements policies: PSP-38, PSP-40, PSP-45
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission, State Reclamation Board

PSI-38 Continue to press the U.S. Department of Housing and Urban Development to make revisions to the FEMA FIRM maps for the areas around Hamilton City, Willows and Orland.

Implements policy: PSP-39
Priority: 1
Lead Agency: Glenn County Public Works Department
Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Department

PSI-39 Condition development permits to require installation of drainage and flood protection improvements.

Implements policy: PSP-41
Priority: 2
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Public Works Department, Glenn County Board of Supervisors, Glenn County Building Department, Glenn County Planning Commission

PSI-40 Require new development to become a part of a service area or maintenance district for maintenance of drainage and/or flood protection improvements.

Implements policy: PSP-42
Priority: 2
Lead Agency: Glenn County Public Works Department
Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission, Glenn County Planning Department

PSI-41 Study the feasibility of a countywide service area to finance and undertake needed storm drainage and flood control measures.

Implements policy: PSP-42
Priority: 2
Lead Agency: Glenn County Public Works Department
Coordinating Agency: Glenn County Board of Supervisors

5.2.6 Water Quality

Background:

The issue of water quality must be addressed in both the open space and conservation elements of the general plan. As discussed under Section 5.1.2, Water Resources, one of the purposes of the open space element is to manage and preserve watershed areas, groundwater and surface water. The conservation element must address the conservation, development and utilization of natural resources including water and its hydraulic force, rivers and other waters, reclamation of waters, prevention and control of the pollution of streams and other waters, and the protection of watersheds. Water quality is discussed in Section 3.5 of the *Environmental Setting Technical Paper* and Section 7.0 of the *Public Safety Issue Paper.*

Water quality in Glenn County is generally good. Because the main source of domestic water in Glenn County is groundwater, maintenance of groundwater quality is of primary importance to county residents. There have been cases of groundwater contamination reported due to the use of individual septic tank systems in areas containing extremely porous soils with a high groundwater table. Other potential sources of groundwater pollutants

include chemicals used in the growing and processing of agricultural products, gas well drilling and industrial sources.

Surface water quality is regulated through the National Pollutant Discharge Elimination System (NPDES), which is a federal program administered by the Environmental Protection Agency and locally by the State Regional Water Quality Control Board. There are also programs in place, such as the *Rice Herbicide Action Plan*, which address protection of ground and surface water from contamination related to agricultural practices. The Glenn County Health Department regulates the installation of individual septic systems and wells.

The following goals, policies, implementation strategies and programs focus on support of existing regulatory and compliance efforts which protect groundwater and surface water quality.

Goal:

PSG-6 **Protection and enhancement of water quality.**

Policies: It shall be the policy of Glenn County to:

PSP-43 Support ongoing regulatory and compliance efforts at the federal and State level for the protection of water quality.

PSP-44 Support the *Rice Herbicide Action Plan* and encourage other agricultural practices which reduce the threat of surface water pollution from agricultural chemical use.

PSP-45 Zone floodways and stream channels in a manner that promotes protection of water quality.

PSP-46 Discourage on-site sewage disposal systems on small lots in areas containing gravelly soils.

PSP-47 Support the preparation of area groundwater studies to ensure the protection of groundwater and to ensure that the holding capacity of the area is not exceeded.

PSP-48 Support education programs which increase the public awareness of the proper disposal of hazardous wastes in order to protect groundwater quality.

Implementation Strategies, Programs and Priorities:

PSI-42 Sponsor and assist with educational efforts which have as a goal greater public awareness and compliance with established water quality standards.

Implements policies: PSP-43, PSP-44
Priority: 1
Lead Agency: Glenn County Health Department
Coordinating Agency: Glenn County Agricultural Commission

PSI-43 Actively seek funding to develop hazardous waste disposal educational programs.

Implements policy: PSP-48
Priority:1
Lead Agency: Glenn County Health Department
Coordinating Agency: Glenn County Agricultural Commissioner

PSI-44 Amend County ordinances to prohibit onsite sewage disposal systems on parcels smaller than two acres in size, within areas designated as septic limitations overlay, subject to final review and decision by the Glenn County Health Department.

Implements policy PSP-46
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Health Department, Glenn County Board of Supervisors, Glenn County Planning Commission

5.2.7 Noise

Background:

State General Plan law requires that noise sources be identified and problems appraised in a noise element. The noise element must recognize the guidelines adopted by the State Department of Health Services, Office of Noise Control, and analyze and quantify, to the extent practicable, current and projected noise levels for the following sources:

- Highways and freeways.
- Primary arterials and major local streets.
- Railroad operations and ground rapid transit systems.
- Commercial and general aviation operations.
- Industrial plants.
- Other ground stationary sources which contribute to the community noise environment.

Noise contours must be used as a guide for establishing a pattern of land uses in the land use element that minimizes the exposure of community residents to excessive noise. The adopted noise element must also serve as a guideline for compliance with the state's noise insulation standards. These contours are described in Section 6.11 of this document. Noise is discussed in Section 3.6 of the *Environmental Setting Technical Paper* and Section 8.0 of the *Public Safety Issue Paper.*

Major noise sources identified in Glenn County include vehicular traffic on major roadways, railroad operations, Orland Haigh Field Airport, Willows Glenn County Airport, industrial sources, agricultural processing facilities, and miscellaneous farming operations. Control of noise and its sources is most effectively implemented through the adoption of a local Noise Control Ordinance. Such an ordinance requires support from the general plan-established noise exposure standards and land use compatibility guidelines. The following goals, policies, implementation strategies and programs support the adoption of such an ordinance. A Draft Noise Control Ordinance is included in the *Public Safety Issue Paper.*

Goal:

PSG-7 **Protection of county residents from the harmful and annoying effects of exposure to excessive noise and preservation of the rural noise environment in Glenn County.**

Policies: It shall be the policy of Glenn County to:

PSP-49 Regulate fixed noise sources within the county through the adoption of a local Noise Control Ordinance.

PSP-50 Allow new development in compliance with the land use compatibility guidelines and noise level standards contained in this *General Plan*.

PSP-51 Require acoustical analyses for any development proposal which does not meet the recommended noise level standards, subject to the requirements contained in this *General Plan*.

PSP-52 Require that noise mitigation measures necessary to achieve compliance with land use compatibility guidelines and noise level standards be incorporated into site planning and project design.

PSP-53 Encourage the separation of noise sensitive uses and high noise generating uses.

PSP-54 Encourage the use of standard operating procedures for aerial application aircraft as a means of minimizing noise associated impacts to residential development.

PSP-55 Plan land uses around airports with aircraft noise in mind.

PSP-56 Maintain CNEL (Community Noise Equivalent Level) lines around the Orland Haigh Field Airport and the Willows Glenn County Airport.

Implementation Strategies, Programs and Priorities:

PSI-45 Adopt a Noise Control Ordinance.

Implements policies: PSP-49, PSP-52, PSP-53
Priority: 2
Lead Agency: Glenn County Health Department
Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission, County Counsel, Glenn County Planning Department

PSI-46 Review development proposals for compliance with the land use compatibility guidelines and noise level standards contained in this *General Plan*.

Implements policies: PSP-50, PSP-51, PSP-52, PSP-53
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Health Department, Glenn County Building Department, Glenn County Board of Supervisors, Glenn County Planning Commission

PSI-47 Establish a procedure to require acoustical analyses that meets the requirements contained in this *General Plan*.

Implements policies: PSP-51, PSP-52
Priority: 2
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Health Department, Glenn County Building Department, Glenn County Board of Supervisors, Glenn County Planning Department

PSI-48 Enforce the State Noise Insulation Standards (California Code of Regulations, Title 24 and Chapter 35 of the Uniform Building Code (UBC)).

Implements policies: PSP-50, PSP-51, PSP-52
Priority: 1
Lead Agency: Glenn County Building Department
Coordinating Agency: Glenn County Planning Department

PSI-49 Review and update the noise standards contained in this *General Plan* every five years to ensure that noise exposure information and specific policies are consistent with changing conditions within the community and with noise control regulations or policies enacted after the adoption of this Plan.

Implements policies: PSP-49, PSP-50
Priority: 2
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Health Department, Glenn County Board of Supervisors, Glenn County Planning Commission

PSI-50 Distribute public education materials to the aerial applicators which encourage standard operating procedures for aerial application aircraft such as:

- maintaining minimum altitudes
- standard take-off and landing patterns
- avoiding overflight of densely populated areas

Implements policy: PSP-54
Priority: 2
Lead Agency: Glenn County Public Works Department
Coordinating Agencies: Glenn County Agricultural Commissioner, Glenn County Airport Advisory Committee

PSI-51 Maintain "AV" (Airport) zoning on properties surrounding the Willows Glenn and Orland Haigh Field airports.

Implements policy: PSP-55
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission

PSI-52 Refer development proposals on properties located within the established CNEL lines to the Airport Land Use Commission prior to taking an action.

Implements policies: PSP-55, PSP-56
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Public Works Department, Glenn County Airport Advisory Committee

5.2.8 Solid and Hazardous Waste

Background:

State law requires that the land use element of the general plan address future solid waste disposal sites. There is one landfill in operation within Glenn County located on approximately 192 acres on County Road 33, approximately five miles west of Artois. It is estimated that this facility will reach only fifteen percent of its capacity during the life of this *General Plan*. Because the existing facility will meet projected disposal needs, no new solid waste disposal sites are required to be identified. Solid and hazardous waste are discussed in Section 3.8 of the *Environmental Setting Technical Paper* and Section 9.0 of the *Public Safety Issue Paper.*

An *Integrated Waste Management Plan* must be prepared for the County pursuant to AB 939 which addresses such issues as source reduction and recycling. This 1989 legislation requires a twenty-five percent reduction in solid waste disposed to a landfill by 1995 and a fifty percent reduction by the year 2000. The *General Plan* goals, policies, implementation strategies and programs addressing solid waste management support this mandatory reduction and are consistent with the *Source Reduction and Recycling Elements* and other components of the *Integrated Waste Management Plan*.

In 1991 Glenn County adopted a *Hazardous Waste Management Plan* (HWMP) which contains siting criteria for proposed specified hazardous waste facilities. State law requires that once adopted, the HWMP must be incorporated into the general plan or adopted by ordinance. This Plan was incorporated into the *Glenn County General Plan* in December, 1991. No changes to the HWMP are proposed with this Plan revision.

Goal:

PSG-8 **Reduce the County's reliance on landfilling, reduce the volume of the solid waste stream, increase recovery of materials, and**

dispose of remaining waste in the most environmentally and fiscally responsible manner available.

Policies: It shall be the policy of Glenn County to:

PSP-57 Achieve maximum waste diversion through the expansion and/or development of cost-effective recycling and source reduction programs tailored for both rural and urbanized jurisdictions in the county.

PSP-58 Extend the useful life of the existing landfill site.

PSP-59 Formulate alternatives to the current facilities for the collection and disposal of solid waste based on capacity and use of transfer stations.

PSP-60 Establish compatibility standards for landfill, recycling, and composting facilities.

PSP-61 Develop an effective public information program aimed at achieving maximum participation, diversion of materials and preservation of landfill space.

PSP-62 Promote reduction of the amount of packaging material generated by local businesses through use of alternative materials.

PSP-63 Support State and national efforts that establish incentives for packaging to meet certain recycled content or post-consumer percentage.

PSP-64 Investigate the types of local incentives that can be implemented to promote business/industry source reduction and recycling activities.

PSP-65 Assure that local plans and ordinances accommodate and facilitate the siting of recycling facilities, composting facilities, transfer stations, and pyrolysis facilities.

PSP-66 Encourage the establishment of commercial recycling activities within the county.

PSP-67 Develop a regional plan, with the cities of Willows and Orland, for the siting and development of a private sector-operated yard and leaf material composting facility.

PSP-68 Expand leaf collection programs to the agricultural and farming sector.

PSP-69 Reduce the volume of used tires disposed of in Glenn County.

PSP-70 Retain all existing Glenn County solid waste disposal facilities during the short-term and medium-term planning periods for the *Source Reduction and Recycling Elements*.

PSP-71 Increase the recovery rate for cans and bottles that have redemption value.

PSP-72 Increase recovery of corrugated paper and newspaper currently in the waste stream.

PSP-73 Identify potential sites for septage disposal, and gas well drilling mud disposal.

Implementation Strategies, Programs and Priorities:

PSI-53 Identify and capitalize on all applicable funding mechanisms from federal, State and local sources, including the Solid Waste Enterprise Fund and/or grant funds, in order to pay for integrated solid waste management programs.

Implements policy: PSP-57
Priority: 1
Lead Agency: Glenn County Public Works Department
Coordinating Agency: Glenn County Board of Supervisors

PSI-54 Identify feasible funding options available to local government to support and develop necessary waste management programs

and policies, e.g. land use fees, solid waste assessments, tipping fees, etc.

Implements policy: PSP-57
Priority: 1
Lead Agency: Glenn County Public Works Department
Coordinating Agency: Glenn County Board of Supervisors

PSI-55 Coordinate cooperative administration of solid waste programs at the local level between county, city and local community leaders.

Implements policy: PSP-57
Priority: 1
Lead Agency: Glenn County Public Works Department
Coordinating Agencies: Glenn County Board of Supervisors, Orland City Council, Willows City Council

PSI-56 Identify and research available markets for collected materials that present sound economic alternatives for the County.

Implements policy: PSP-66
Priority: 1
Lead Agency: Glenn County Public Works Department
Coordinating Agency: Glenn Chamber of Commerce Economic Development, Inc.

PSI-57 Track ongoing research into new markets and technologies for items generated within the county that are not normally considered marketable commodities.

Implements policy: PSP-66
Priority: 1
Lead Agency: Glenn County Public Works Department
Coordinating Agency: Glenn Chamber of Commerce Economic Development, Inc.

PSI-58 Develop and adopt a County ordinance establishing a waste reduction and recycling policy.

Implements policies: PSP-57, PSP-58, PSP-60
Priority: 1
Lead Agency: Glenn County Public Works Department
Coordinating Agencies: County Counsel, Glenn County Board of Supervisors, Glenn County Planning Department

PSI-59 Develop and implement procurement/solid waste policies and practices in which preference is given to purchase of recyclables and reusable products. Review and update policy annually in order to remain current with new products and technology.

Implements policies: PSP-57, PSP-58, PSP-60
Priority: 1
Lead Agency: Glenn County Public Works Department
Coordinating Agency: Glenn County Board of Supervisors

PSI-60 Develop and implement a source reduction education program targeting consumers, businesses and large generators of waste.

Implements policies: PSP-61, PSP-62
Priority: 1
Lead Agency: Glenn County Public Works Department
Coordinating Agencies: Orland and Willows Area Chambers of Commerce, Glenn Chamber of Commerce Economic Development, Inc.

PSI-61 Monitor State and national source reduction legislation on an ongoing basis.

Implements policies: PSP-63, PSP-64
Priority: 2
Lead Agency: Glenn County Public Works Department
Coordinating Agency: County Counsel

PSI-62 Continue to provide technical assistance and information to waste generators on an ongoing basis.

Implements policy: PSP-64
Priority: 2
Lead Agency: Glenn County Public Works Department

Coordinating Agencies: Orland and Willows Area Chambers of Commerce, Glenn Chamber of Commerce Economic Development, Inc.

PSI-63 Develop and distribute public education materials on source reduction activities. Review and update source reduction education/public relations program annually.

Implements policies: PSP-61, PSP-64
Priority: 1
Lead Agency: Glenn County Public Works Department
Coordinating Agencies: School districts, Orland and Willows Area Chambers of Commerce, Glenn Chamber of Commerce Economic Development, Inc.

PSI-64 Establish an annual Waste Reduction Award for businesses.

Implements policy: PSP-64
Priority: 2
Lead Agency: Glenn County Public Works Department
Coordinating Agencies: Orland and Willows Area Chambers of Commerce, Glenn Chamber of Commerce Economic Development, Inc.

PSI-65 Promote business usage of the CALMAX (statewide materials exchange) program.

Implements policy: PSP-64
Priority: 1
Lead Agency: Glenn County Public Works Department
Coordinating Agencies: Orland and Willows Area Chambers of Commerce, Glenn Chamber of Commerce Economic Development, Inc.

PSI-66 Establish differential garbage rates which include an economic incentive to reduce the volume of waste.

Implements policies: PSP-58, PSP-64
Priority: 1
Lead Agency: Glenn County Public Works Department
Coordinating Agency: Glenn County Board of Supervisors

PSI-67 Study and implement incentives to encourage source reduction businesses.

Implements policy: PSP-64
Priority: 2
Lead Agency: Glenn County Public Works Department
Coordinating Agencies: Glenn Chamber of Commerce Economic Development, Inc., Glenn County Board of Supervisors, Glenn County Planning Department

PSI-68 Develop systems to quantify diversion to source reduction programs.

Implements policy: PSP-57
Priority: 2
Lead Agency: Glenn County Public Works Department
Coordinating Agency: Source reduction program operators

PSI-69 Provide public spaces and publicity through Chambers of Commerce for activities which promote source reduction, reuse and/or repair.

Implements policies: PSP-57, PSP-61
Priority: 2
Lead Agency: Glenn County Public Works Department
Coordinating Agencies: Chambers of Commerce

PSI-70 Develop collection and processing programs for high density polyethylene plastic (HDPE), both colored and clear, and for ferrous/tin cans as the market develops.

Implements policies: PSP-66, PSP-71
Priority: 1
Lead Agency: Glenn County Public Works Department
Coordinating Agency: Source reduction program operators

PSI-71 Identify and develop local markets and long-haul collection/transfer mechanisms into Sacramento, Redding or the Bay Area. Evaluate market potentials for materials collected from individual jurisdictions.

Implements policies: PSP-59, PSP-66
Priority: 1
Lead Agency: Glenn County Public Works Department
Coordinating Agency: Glenn County Chamber of Commerce Economic Development, Inc.

PSI-72 Amend the *Glenn County Zoning Code* to allow recycling collection centers (limited to the collection and assemblage of solid waste materials from previously prepared products, not including waste food materials, for transport to other sites for recycling, processing, manufacture or treatment) as permitted uses in the "SC", "LC" and "CC" Zones (when operated as an accessory use) and in the "M" Zone.

Implements policies: PSP-65, PSP-66
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission, Glenn County Public Works Department

PSI-73 Develop programs for the collection of the recyclable glass currently in the waste stream.

Implements policies: PSP-66, PSP-71
Priority: 2
Lead Agency: Glenn County Public Works Department
Coordinating Agency: Source reduction program operators

PSI-74 Develop programs and identify markets for the collection and recycling of commingled plastics.

Implements policies: PSP-66, PSP-71
Priority: 3

Lead Agency: Glenn County Public Works Department
Coordinating Agency: Source reduction program operators

PSI-75 Evaluate and perform an initial feasibility study of the development of a pyrolysis facility within the county.

Implements policies: PSP-64, PSP-65
Priority: 3
Lead Agency: Glenn County Public Works Department
Coordinating Agency: Glenn County Planning Department

PSI-76 Place centrally located collection bins for the loose collection of newspaper and corrugated containers.

Implements policies: PSP-66, PSP-72
Priority: 1
Lead Agency: Glenn County Public Works Department
Coordinating Agencies: Glenn County Planning Department, shopping center owners

PSI-77 Place recycling bins at park sites and provide requirements for recycling receptacles at special events.

Implements policy: PSP-71
Priority: 1
Lead Agency: Glenn County Public Works Department
Coordinating Agency: Event sponsors

PSI-78 Establish design requirements that address the integration of recycling containers in new developments.

Implements policy: PSP-65
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Public Works Department, Glenn County Board of Supervisors, Glenn County Planning Commission

PSI-79 Identify composting end-use markets through local and regional market exploration.

Implements policies: PSP-67, PSP-68
Priority: 1
Lead Agency: Glenn County Public Works Department
Coordinating Agency: Glenn County Chamber of Commerce Economic Development, Inc.

PSI-80 Explore the potential of chipping wood waste for use at co-generation facilities.

Implements policy: PSP-57
Priority: 1
Lead Agency: Glenn County Public Works Department
Coordinating Agencies: Potential wood waste generators, cogeneration facility operators

PSI-81 Evaluate co-composting alternatives with food waste and mixed paper.

Implements policy: PSP-57
Priority: 3
Lead Agency: Glenn County Public Works Department
Coordinating Agencies: Glenn County Health Department, Glenn County Planning Department

PSI-82 Work closely with city representatives for the establishment of a pilot or short-term leaf material processing operation and agricultural collection program.

Implements policies: PSP-67, PSP-68
Priority:1
Lead Agency: Glenn County Public Works Department
Coordinating Agencies: Glenn County Agricultural Commissioner, City of Orland, City of Willows

PSI-83 Complete a site analysis of the Glenn County landfill to determine potential drop-off, processing/transfer and long-term composting facility locations for yard and wood waste.

Implements policy: PSP-57
Priority: 1
Lead Agency: Glenn County Public Works Department
Coordinating Agency: Glenn County Planning Department

PSI-84 Study the feasibility and impacts of developing a procurement policy for retread tires on government vehicles.

Implements policy: PSP-57, PSP-69
Priority: 1
Lead Agency: Glenn County Public Works Department
Coordinating Agency: Glenn County Board of Supervisors

PSI-85 Develop a used tire collection program, in conjunction with a commercial collector, involving the placement of centrally located collection bins at locations in Willows and Orland.

Implements policy: PSP-69
Priority: 1
Lead Agency: Glenn County Public Works Department
Coordinating Agencies: Potential commercial collector, tire service operators

PSI-86 Evaluate local ordinances encouraging advanced disposal fees or "deposits" on tires sold through retail outlets.

Implements policy: PSP-69
Priority: 2
Lead Agency: Glenn County Public Works Department,
Coordinating Agencies: County Counsel, tire sales outlets

PSI-87 Develop a material collection program and source separation requirements at new construction projects.

Implements policies: PSP-57, PSP-58, PSP-61
Priority: 2
Lead Agency: Glenn County Public Works Department
Coordinating Agencies: Waste haulers, building contractors

PSI-88 Inform the general public about local solid waste issues and the continued importance of reducing waste generation, participation in recycling and becoming involved in the County's effort to meet State mandates.

Implements policy: PSP-61
Priority: 2
Lead Agency: Glenn County Public Works Department
Coordinating Agencies: Chambers of Commerce, newspapers

PSI-89 Initiate a program to explain what materials can be recycled and what materials are being collected for recycling, including technical assistance programs to be offered to local commercial sources in order to promote waste reduction.

Implements policy: PSP-61
Priority: 2
Lead Agency: Glenn County Public Works Department
Coordinating Agency: Waste haulers

PSI-90 In conjunction with local school districts, develop an educational program geared toward elementary school students, and develop programs and/or materials for presentation to students in seventh through twelfth grade.

Implements policy: PSP-61
Priority: 2
Lead Agency: Glenn County Public Works Department
Coordinating Agencies: School Districts, Glenn County Superintendent of Schools

PSI-91 Develop a booth presentation that can be easily transported to jurisdictional events such as fairs, community activity days or permanent presentations at park centers and fairgrounds.

Implements policy: PSP-61
Priority: 2
Lead Agency: Glenn County Public Works Department
Coordinating Agencies: Chambers of Commerce, service clubs

PSI-92 Continue to cultivate and take advantage of local support and participation by local community groups to promote and distribute information on waste reduction.

Implements policy: PSP-61
Priority: 2
Lead Agency: Glenn County Public Works Department
Coordinating Agencies: Service clubs, Chambers of Commerce

PSI-93 Establish public recognition and achievement awards for the private sector that could be awarded on a semi-annual or annual basis, and sponsored by city and County government, local chambers of commerce or other local organizations.

Implements policy: PSP-61
Priority: 3
Lead Agency: Glenn County Public Works Department
Coordinating Agencies: Chambers of Commerce, Cities of Orland and Willows

PSI-94 Provide literature for free distribution to the local business and residential community, pointing out the nearest recycling locations and asking their cooperation in reducing waste.

Implements policy: PSP-61
Priority: 3
Lead Agency: Glenn County Public Works Department
Coordinating Agencies: Newspapers, utility companies

PSI-95 Identify County staff and initiate the process of establishing a liaison committee of jurisdictional representatives willing to develop and implement education and information programs. Establish directives and guidelines under which the committee will function.

Implements policy: PSP-61
Priority: 2
Lead Agency: Glenn County Public Works Department
Coordinating Agency: Glenn County Board of Supervisors

PSI-96 Identify various media sources and involve them in program initiation. Solicit their cooperation in providing public service space for advertising and promotion or programs.

Implements policy: PSP-61
Priority: 1
Lead Agency: Glenn County Public Works Department
Coordinating Agencies: Newspapers, radio and television stations

PSI-97 Identify all available existing waste reduction programs active in the county relative to source reduction, recycling and composting.

Implements policy: PSP-57
Priority: 1
Lead Agency: Glenn County Public Works Department
Coordinating Agencies: Cities of Willows and Orland

PSI-98 Identify funding availability, sources of revenues, other mechanisms of funding and realistic appraisals of the depth of the programs that can be sponsored and supported by the County, and solicit contributions from private enterprises, corporate sponsors or other sources to support programs.

Implements policy: PSP-61
Priority: 1
Lead Agency: Glenn County Public Works Department
Coordinating Agency: Glenn County Board of Supervisors

PSI-99 Identify program priorities based upon financial resources, greatest percent of population reached, successes in similar counties and greatest impact on waste reduction activities.

Implements policy: PSP-64
Priority: 1
Lead Agency: Glenn County Public Works Department
Coordinating Agency: Glenn County Board of Supervisors

PSI-100 Develop a system for providing long-term funding for capital improvement projects and contribution to closure and post-closure funds for the landfill.

Implements policy: PSP-58
Priority: 3
Lead Agency: Glenn County Public Works Department
Coordinating Agency: Glenn County Board of Supervisors

PSI-101 Amend the *Glenn County Zoning Code* to permit solid waste transfer stations, recycling facilities, composting facilities, and pyrolysis facilities in appropriate zones.

Implements policy: PSP-65
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Public Works Department, Glenn County Board of Supervisors, Glenn County Planning Commission

PSI-102 Designate sites for septage disposal and gas well drilling mud disposal on an overlay to the *Land Use Diagram* and reference the overlay when reviewing development proposals.

Implements policy: PSP-73
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission, Glenn County Public Works Department, Glenn County Health Department

PSI-103 Require conditional use permits for septage disposal and gas well drilling mud disposal sites.

Implements policy: PSP-73
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Health Department, Glenn County Board of Supervisors, Glenn County Planning Commission

PSI-104 Classify all existing solid waste disposal facilities as conforming uses and protect them from encroachment by incompatible uses.

Implements policy: PSP-70
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission

5.3 COMMUNITY DEVELOPMENT

5.3.1 Land Use/Growth

Background:

The general distribution and general location and extent of land use for housing, business, industry, open space, agriculture, natural resources, recreation, education, public buildings and grounds, solid and liquid waste disposal facilities, and other public and private uses of land are all required components of the land use element. Land use classifications for each class of land use identified must be defined in order to distinguish between levels of intensity and allowable uses. With standards of population density and building intensity established for each of the land use classifications, the general plan is used to guide the physical development and growth of the county. The land use element has the broadest scope of all elements of the general plan and plays the central role of correlating all land use issues into a set of coherent development policies. Land use and growth are discussed in Sections 4.1 and 4.2 of the *Environmental Setting Technical Paper* and Section 2.0 of the *Community Development Issue Paper.*

Agriculture is the single most important component of the county's economic base, protection of agricultural land is of great importance. Land use patterns, goals and policies have been established which promote agricultural land preservation and protect these lands from urban encroachment. It is the intent of the County to direct development away from valuable agricultural lands into urban areas which can accommodate growth and provide adequate public services, including community sewer and water, police and fire protection. To accomplish this, urban limit lines (ULLs) will be established around the cities of Orland and Willows, the unincorporated communities of Hamilton City, Artois, Elk Creek and Butte City, and future

planned communities. These lines represent those areas where growth can be accommodated because full urban services and infrastructure sufficient to serve development is either available now or can be made available.

Other areas where new development may occur include: designated development nodes along Interstate 5 and within local service centers. Six development nodes have been identified along I-5 at the following interchanges:

- Road 7
- Road 27
- Road 33
- Road 39
- Road 57
- Road 68

Specific land use designations have not been assigned to these interchanges; rather, they have been shown as generalized areas for development. Before actual development may occur, development proposals will be evaluated on their merit in compliance with policies and standards established in this *General Plan*.

Local service centers include those small rural communities which have developed with residential and commercial uses, and function as service centers to surrounding farms and rural areas. Local service centers provide a limited range of goods and services locally and provide housing for persons who are employed on local farms and in agriculturally-related activities. Community sewer and water services do not exist in these communities, and are not proposed within the life of this Plan. It is intended that no peripheral expansion will occur in these areas; only infill development will be allowed after case-by-case evaluation. These local service centers include the unincorporated communities of:

- Bayliss
- Blue Gum
- Codora Four Corners
- Glenn
- Ord Bend

It is the intent of the County to promote orderly growth by directing new growth into areas where it can be accommodated and served adequately, and to avoid potential land use conflicts through the appropriate distribution

and regulation of land uses. Only compatible uses will be encouraged in agricultural areas; compatible uses are defined as those uses capable of existing together without conflict or ill effect.

Goal :

CDG-1 **Preservation of agricultural land.**

Policies: It shall be the policy of Glenn County to:

CDP-1 Establish urban-rural interface areas within which all new development shall incorporate a buffer zone to separate the development from surrounding agricultural land. This requirement may be eliminated or modified if there are significant topographical differences, substantial vegetation, or existing physical barriers between urban and rural areas.

CDP-2 Require that permanent, well-defined buffer areas be provided as part of new non-agricultural development proposals located adjacent to agricultural land uses on Important Farmlands designated as prime, of statewide importance, unique, or of local importance. These buffer areas shall be dedicated in perpetuity, shall be of sufficient size to protect agriculture from the impacts of incompatible development and to mitigate the effects of agricultural operations on adjacent land uses, and shall be credited as open space.

CDP-3 Use permanent physical features or barriers to separate agricultural from rural or urban uses wherever possible. Such features include rivers, streams, canals, roads, railroads, and topographical features.

CDP-4 Encourage clustering of residential development when parcels are adjacent to commercial agricultural lands, so as to place dwellings as far as possible from the agricultural land.

CDP-5 Encourage use of rural residential lot design which allows for the resubdivision of such lots, particularly when rural residential development occurs in proximity to growing communities.

CDP-6 Utilize urban limit lines as a method to preserve agricultural land and promote orderly growth in the county.

CDP-7 Solicit and encourage the voluntary donation of conservation easements or other development restrictions to the County or a qualified private nonprofit corporation to preserve the agricultural use of the land in areas designated for agricultural use, where subdivision of land would promote incompatible development.

CDP-8 Provide for the orderly transition of lands within urban limit lines from agricultural to urban use, and encourage and allow agricultural uses to continue until such time as urban development occurs.

CDP-9 Permit the conversion of agricultural or open land to urban development within urban limit lines to occur only as an extension of the urbanizing area. Urban limit lines shall not be used as justification for leapfrog development.

CDP-10 Encourage the preservation of agricultural lands, including those lands in production, and those which are potentially productive.

CDP-11 Direct nonagricultural development to marginal agricultural lands, avoiding Important Farmlands, wherever feasible alternative sites have been identified.

Goal:

CDG-2 **Avoidance of land use conflicts in agricultural areas.**

Policies: It shall be the policy of Glenn County to:

CDP-12 Utilize a "Right to Farm" Ordinance as a method to reduce the impacts of potential land use conflicts.

CDP-13 Require any new agricultural use or application to mitigate anticipated conflicts between proposed new agricultural uses and existing agricultural activities.

CDP-14 Require environmental review of all applications for residential building permits on undeveloped lots in antiquated subdivisions located in agriculturally designated areas.

CDP-15 Encourage the merger of lots or the reversion to acreage of lots in antiquated subdivisions in areas where development of the lots is substandard for agricultural purposes, and where development to non-agricultural use would impair surrounding agricultural operations.

CDP-16 Recognize that due to discrepancies arising from the original land surveys conducted in the State, which resulted in acreage shortages in sections of land, the existence of physical barriers such as canals, roads, streams, levees, etc., and parcel configuration, exceptions to minimum parcel size for properties zoned to exclusive agricultural categories may be necessary and appropriate to promote the spirit and intent of the *General Plan*.

CDP-17 Encourage agricultural water suppliers to make changes in their service requirements to increase the minimum sized parcel to be served in agricultural areas to ten (10) acres, and recommend that new parcels created within water supply district boundaries which are less than ten (10) acres in size be detached from the district(s), except for the Orland Unit Water Users' Association, for which the minimum size shall be 5.01 acres.

CDP-18 Within the Orland-Artois Water District, approve no zone changes allowing parcels smaller than twenty (20) acres in size, and approve no tentative maps for parcels less than twenty (20) acres in size.

CDP-19 Limit residential uses on agriculturally designated lands to farm-related single-family residences and quarters for farm labor and senior citizens, in accordance with State law.

Goal:

CDG-3 **Appropriate distribution and regulation of land uses.**

Policies: It shall be the policy of Glenn County to:

CDP-20 Assure that adequate provision is made in this *General Plan* for all types of uses and establish coherent land use patterns.

CDP-21 Establish standards for population density and building intensity for each land use category identified on the *Land Use Diagram*.

CDP-22 Allow a limited number of new planned communities and include within an existing or establish a new urban limit line for all approved planned communities.

CDP-23 Allow development nodes along the I-5 corridor at Road 7, Road 27, Road 33, Road 39, Road 57 and Road 68, and establish urban limit lines for all approved developments. All developments within development nodes shall be developed through the Planned Development process.

CDP-24 Discourage development of new planned communities away from established urban centers unless it can be demonstrated that they are self-sufficient and functional.

CDP-25 Prepare community plans for the unincorporated communities of Artois, Elk Creek, Hamilton City and Butte City which are consistent with this *General Plan*.

CDP-26 Adopt land use plans for the areas within the Orland and Willows urban limit lines, as recommended by the respective city, and as modified by the County to maintain consistency with this *General Plan.*

CDP-27 Encourage the cities of Orland and Willows to utilize the County-adopted urban limit lines as planning boundaries for their respective *General Plans*.

CDP-28 Locate major new residential development in proximity to opportunities for employment.

CDP-29 Establish distinct land use categories for single family and multiple family residential uses.

CDP-30 Relate decisions concerning land use to the functional classification of nearby roadways.

CDP-31 Encourage commercial and industrial development in areas where adequate facilities and services exist or where facilities and services can be made available, including areas within incorporated cities, planned communities and along the I-5 corridor. Adequate facilities and services shall include community water and sewer if located within an incorporated city or urban limit line. In other areas, adequacy of sewer and water service shall be as determined by local health standards/regulations.

CDP-32 Encourage a diverse range of commercial and industrial development, consistent with community plans and the level of service available.

CDP-33 Prevent the loss of designated industrial land to other nonindustrial uses.

CDP-34 Ensure that industrial or commercial development which requires public water, sewer and other urban services is located within an urban limit line.

CDP-35 Allow resource-dependent industrial uses to locate outside urban limit lines and other areas planned for development, when such uses are dependent upon close proximity to resource production lands, and are not dependent on an urban level of service.

CDP-36 Where appropriate, promote development of well planned and designed industrial parks catering to local businesses, as well as to outside opportunities.

CDP-37 Discourage strip commercial development and locate future commercial development in well designed commercial centers having adequate and controlled access to public roads.

CDP-38 Allow home occupations in areas not otherwise designated for commercial and industrial use, subject to review.

CDP-39 Design commercial and industrial subdivisions and uses to prevent the intrusion of incompatible uses.

CDP-40 Discourage scattered unplanned urban development.

CDP-41 Establish a procedure for utilizing development agreements in conjunction with development proposals, and provide for the rezoning of property where development agreements are violated.

CDP-42 Encourage the clustering of radio and other communication towers exceeding present zoning height requirements in specific locations in order to minimize overall visual impacts, and to discourage unplanned location of towers.

CDP-43 Establish a threshold for when to use gross or net acreage to determine minimum parcel size in rural residential zones.

CDP-44 Discourage urban growth in floodplains, aquifer recharge areas, scenic and historic sites, or other sensitive areas as specified in this *General Plan*.

CDP-45 Refine existing design review guidelines for application to areas within urban limit lines, and establish new and creative design guidelines for development nodes along the I-5 corridor area.

CDP-46 Require a general plan of development for large-scale development proposals, including planned communities and development nodes, and a specific plan for planned communities.

CDP-47 Reserve adequate sites for new and expanded public facilities needed to serve new growth and development and designate general locations for such facilities, including but not limited to schools, solid and liquid waste disposal facilities, drainage facilities, fire stations, and County government buildings and facilities.

CDP-48 Consider septic system and septage disposal limitations when determining areas suitable for new development not served by

wastewater treatment facilities, and assure that density standards allow adequate area for septage disposal.

CDP-49 Support the orderly growth of the Willows-Glenn County and Orland-Haigh Field airports, the development of compatible uses for the areas surrounding these airports, and safeguard the general welfare of the inhabitants within the vicinity of each airport and the public in general.

Goal:

CDG-4 **Establishment and maintenance of formal lines of communication between the County and the cities.**

Policies: It shall be the policy of Glenn County to:

CDP-50 Provide an orderly framework for communication and coordination between the County and the cities of Willows and Orland regarding development, public services and improvements.

CDP-51 Afford the cities of Orland and Willows the opportunity to review and comment on matters within their adopted urban limit lines and consider their recommendations in rendering land use decisions.

CDP-52 Encourage urban development proximate to incorporated cities to occur within incorporated cities first, and within urban limit lines of incorporated cities upon satisfaction of all of the following:

(a) The city will not consent to annex or annexation is not possible under State law;

(b) Public service impacts of development are within service capabilities of the County and affected special districts; and

(c) The use and density is consistent with the County's *General Plan* and compatible with the City's *General Plan*.

CDP-53 Seek equitable tax-sharing agreements for proposed annexations which address property tax, sales tax and (when applicable) redevelopment funds, in exchange for directing new urban development to incorporated cities.

Implementation Strategies, Programs and Priorities:

CDI-1 Condition discretionary development permits for new non-agricultural uses proposed adjacent to agricultural lands to provide a buffer zone dedicated as open space.

Implements policies: CDP-1, CDP-2, CDP-3
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission

CDI-2 Require adoption of "PDR" (Planned Development Residential) zoning for new residential development proposed on parcels located adjacent to land used for commercial agriculture.

Implements policy: CDP-4
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission

CDI-3 Establish urban limit lines subject to the standards in this *General Plan*.

Implements policy: CDP-6, CDP-23, CDP-112, CDP-114, CDP-119, NRP-13
Priority: 1
Lead Agency: Glenn County Planning Department

Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission, Glenn County Local Agency Formation Commission

CDI-4 Apply general agricultural zoning to properties within urban limit lines not presently designated for development until a *General Plan* amendment is approved pursuant to the standards set forth in this *General Plan.*

Implements policies: CDP-8, CDP-9, CDP-119
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission

CDI-5 Apply the provisions of the "Right to Farm" Ordinance to all lands designated for agricultural use and to all lands in proximity to agricultural uses.

Implements policy: CDP-12
Priority:1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission

CDI-6 Condition discretionary planning permits to require mitigation measures which will reduce anticipated land use conflicts between the new uses and existing surrounding uses.

Implements policy: CDP-13
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission

CDI-7 Amend the *Glenn County Environmental Guidelines* to establish a procedure for environmental review of permit applications on lots in antiquated subdivisions, subject to the standards set forth in this *General Plan.*

Implements policy: CDP-14
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agency: Glenn County Board of Supervisors

CDI-8 Approve requests for the merger of lots or the reversion to acreage of lots in antiquated subdivisions when such requests are in compliance with the provisions set forth in the State Subdivision Map Act.

Implements policy: CDP-15
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agency: Glenn County Board of Supervisors

CDI-9 Amend the *Glenn County Zoning Code* to allow for exceptions to minimum parcel sizes in agricultural areas as specified in this *General Plan.*

Implements policy: CDP-16
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission

CDI-10 Contact agricultural water suppliers and formally request establishment of a ten (10) acre minimum parcel size for agricultural water service.

Implements policy: CDP-17
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Board of Supervisors, Water Districts, Irrigation Districts

CDI-11 Apply zoning to properties located within the Orland-Artois Water District that reflects a minimum parcel size of twenty (20) acres or larger.

Implements policy: CDP-18
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission, Orland-Artois Water District

CDI-12 Establish standards in this *General Plan* for the land use classifications shown on the *Land Use Diagram*.

Implements policies: CDP-19 through CDP-21, CDP-25 through CDP-40, CDP-46, CDP 47, CDP-79, CDP-81, CDP-143, CDP-152
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission

CDI-13 Prepare and adopt a *Land Use Diagram* which is consistent with the goals and policies of this *General Plan*.

Implements policies CDP-28 through CDP-32, CDP-34, CDP-37, CDP-40, CDP-44, CDP-47, CDP-48, CDP-79, CDP-81
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission

CDI-14 Apply zoning which is consistent with the *Land Use Diagram* and the standards set forth in this *General Plan*.

Implements policies: CDP-19, CDP-21, CDP-28, CDP-29, CDP-31 through CDP-37, CDP-40, CDP-43, CDP-44, CDP-47, CDP-48
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission

CDI-15 Approve the development of new planned communities and development nodes consistent with the standards set forth in this *General Plan*.

Implements policies: CDP-22 through CDP-24, CDP-46
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission

CDI-16 As circumstances warrant, undertake more in-depth planning studies of recognized communities.

Implements policies: CDP-25, CDP-26
Priority: 2 and 3
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission

CDI-17 Apply a general agriculture designation on the *Land Use Diagram* to land within urban limit lines which is projected for development but which is currently vacant or used agriculturally.

Implements policy: CDP-8
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission

CDI-18 Modify local procedures to provide for the use of development agreements in conjunction with development approvals, including a provision requiring rezoning if the development agreement is violated.

Implements policy: CDP-41
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission

CDI-19 Identify areas within the county where it is desirable to locate radio and other communication towers and establish a permit procedure for such uses.

Implements policy: CDP-42
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission

CDI-20 Amend the *Glenn County Zoning Code* to include a threshold for use of gross or net acreage when determining minimum parcel sizes in rural residential zones.

Implements policy: CDP-43
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission

CDI-21 Apply design review guidelines to development proposals located within urban limit lines and development nodes along the I-5 corridor.

Implements policies: CDP-37, CDP-39, CDP-45, CDP-46
Priority: 2
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission

CDI-22 Establish a city/county consultation and review process for development proposals located within urban limit lines.

Implements policies: CDP-27, CDP-50 through CDP-52
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Cities of Willows and Orland, Glenn County Public Works Department, Glenn County Health Department

CDI-23 Develop a formal written strategy for use in future tax-sharing negotiations for annexations which addresses sales tax and (when applicable) redevelopment funds, as well as property taxes.

Implements policy: CDP-53
Priority: 2
Lead Agency: Glenn County Board of Supervisors
Coordinating Agency: County Counsel

CDI-24 Apply "M" (Industrial) zoning on all land designated for industrial use on the *Land Use Diagram* and enforce the regulations of the "M" classification to prevent the intrusion of nonindustrial uses into industrial areas.

Implements policy: CDP-33
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission

5.3.2 Transportation/Circulation

Background:

Transportation and circulation needs are closely tied to the location and distribution of land uses. Section 65302(b) of the Government Code requires that a circulation element be made a part of the general plan. The circulation element must address the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and other local public utilities and facilities, all correlated with the land use element. This Section contains the major portion of the mandated circulation element. Existing and proposed public utilities and facilities are addressed in Section 5.3.4, Public Services and Facilities. Transportation and circulation are discussed in Section 4.3 of the *Environmental Setting Technical Paper* and Section 3.0 of the *Community Development Issue Paper.*

No major increases in traffic levels on roadways within Glenn County are expected. The growth in traffic generally will be in relationship to population growth, which countywide is forecast to be three percent per year.

A functional classification system was developed to conform with forecast traffic levels during the planning period. For road sections on State highways, growth rates were used consistent with forecasts in *Route Concept Reports* prepared by Caltrans. For other road sections, growth rates were based on estimates of overall population growth and the distribution of this growth.

A separate five-level functional classification system has been established for areas within and outside urban areas, as follows: Principal Arterial, Minor Arterial, Major Collector, Minor Collector, and Local Street. These classifications are the same as those used in the *Regional Transportation Plan*. The functional classifications have been tied directly to forecast volume and the nature of trip generators served, such as the population of urban centers, recreational centers, public facilities, industrial and commercial developments, intercounty connections, and transportation terminals.

Included on the *Circulation Diagram* are the projected interchanges on Interstate 5 within the county. The number and location of interchanges is not expected to change within the next 20 years.

Goal:

CDG-5 **Development and maintenance of an efficient and effective road system.**

Policies: It shall be the policy of Glenn County to:

CDP-54 Support actions at the local level that ensure roadways are adequate to accommodate present and future traffic.

CDP-55 Encourage actions at the State level that support local needs for road improvements.

CDP-56 Establish a minimum level of service for local roadways.

CDP-57 Determine the impact proposed development will have on the local road system and ensure that the established level of service is maintained.

CDP-58 Require new development to pay its fair share for the improvement of roadways.

CDP-59 Establish and maintain a functional classification system that identifies the 20-year function and lane requirements for the County road system.

CDP-60 Limit access to Principal Arterial streets consistent with their primary function as carriers of through traffic.

CDP-61 Utilize a road improvement project priority system based on facility condition and usage characteristics.

Goal:

CDG-6 **Provision of a safe transportation system.**

Policies: It shall be the policy of Glenn County to:

CDP-62 Support the improvement of all State and local roads to adopted design standards.

CDP-63 Support the implementation of improved safety measures for at-grade rail crossings.

Goal:

CDG-7 **Provision of adequate financial resources to meet demonstrated transportation needs.**

Policies: It shall be the policy of Glenn County to:

CDP-64 Utilize transportation funds from State and federal sources to address transportation needs.

CDP-65 Support the development of voter-approved assessment districts to upgrade existing roads to adopted design standards where safety hazards are identified.

Goal:

CDG-8 **Coordination of interagency transportation plans and programs.**

Policies: It shall be the policy of Glenn County to:

CDP-66 Support the Social Services Transportation Advisory Council.

CDP-67 Support the efforts of the Glenn County Transportation Commission to update the *Regional Transportation Plan* every 10 years and incorporate changes every two years.

CDP-68 Coordinate development of major transportation corridors with adjacent counties.

CDP-69 Coordinate development of County roads within urban limit lines with adjacent cities.

CDP-70 Coordinate the development of transportation plans with private operators and transportation users.

CDP-71 Support the involvement of the general public in all phases of transportation planning and programming.

Goal:

CDG-9 **Transportation/circulation decision-making which supports economic development and adopted land use plans.**

Policies: It shall be the policy of Glenn County to:

CDP-72 Support the rehabilitation and widening of Forest Highway 7 to two travel lanes west from Highway 162 into Mendocino County.

CDP-73 Emphasize aviation-related uses at the two County airports (Willows Glenn County Airport and Orland Haigh Field Airport).

CDP-74 Support the acquisition of air rights at the north end of the Orland-Haigh Field Airport, and support the acquisition of land for the clear zone at the south end of the Orland-Haigh Field Airport.

CDP-75 All development within the vicinity of the Orland-Haigh Field Airport shall conform to the Orland Airport Comprehensive Land Use Plan, as adopted by the Glenn County Airport Land Use Commission.

CDP-76 Support the acquisition of additional air rights at the north end of the Willows-Glenn County Airport, and support the acquisition of land for the clear zone at the south end of the Willows-Glenn County Airport.

CDP-77 All development within the vicinity of the Willows-Glenn County Airport shall conform to the Willows Airport Comprehensive Land Use Plan, as adopted by the Glenn County Airport Land Use Commission.

CDP-78 Support continued operation and expansion where feasible of existing private rail and bus transportation.

CDP-79 Reserve for commercial/industrial development land with transportation advantages, including access to freeway interchanges and rail services, where consistent with other *General Plan* policies.

CDP-80 Give consideration to farm-to-market transportation when prioritizing road improvements.

CDP-81 Recognize that transportation and land use are closely linked and that transportation system decisions must be consistent with local land use planning and decision-making.

Goal:

CDG-10 **Establishment of alternative transportation modes consistent with demand and available resources.**

Policies: It shall be the policy of Glenn County to:

CDP-82 Serve as a focus for public transit planning and operations.

CDP-83 Utilize cost-efficiency guidelines in making decisions about new or existing public transit services.

CDP-84 Support improvements in specialized transportation services provided by public and private non-profit corporations, with adequate coordination among other providers.

CDP-85 Support conducting a detailed feasibility study of fixed-route service between Orland and Chico as soon as possible, and between Orland and Willows within five years.

CDP-86 Utilize a countywide bicycle plan that identifies long-range needs for routes and facilities to serve commuters and recreational riders.

Implementation Strategies, Programs and Priorities:

CDI-25 Implement and maintain a pavement management system to protect the investment in existing roads.

Implements policies: CDP-54, CDP-62
Priority: 1
Lead Agency: Glenn County Public Works Department
Coordinating Agency: Glenn County Board of Supervisors

CDI-26 Undertake necessary improvements to reduce the potential for flooding of existing arterials and collectors.

Implements policies: CDP-54, CDP-62, CDP-63
Priority: 1, 2, and 3
Lead Agency: Glenn County Public Works Department
Coordinating Agency: Glenn County Board of Supervisors

CDI-27 Establish different road base standards for the northern and southern sections of the county which are reflective of differing soil conditions.

Implements policy: CDP-62
Priority: 1
Lead Agency: Glenn County Public Works Department

Coordinating Agencies: Glenn County Planning Department, Glenn County Board of Supervisors

CDI-28 Consider adoption of truck routes to minimize traffic impacts in the vicinity of urban development and reduce road maintenance costs.

Implements policies: CDP-54, CDP-62
Priority: 1
Lead Agency: Glenn County Public Works Department
Coordinating Agency: Glenn County Board of Supervisors

CDI-29 Install appropriate traffic control devices as conditions warrant, including traffic signals and stop signs.

Implements policies: CDP-54, CDP-62
Priority: 1, 2, and 3
Lead Agency: Glenn County Public Works Department
Coordinating Agency: Glenn County Board of Supervisors

CDI-30 Install left-turn lanes where conditions warrant.

Implements policies: CDP-54, CDP-62
Priority: 1, 2, and 3
Lead Agency: Glenn County Public Works Department
Coordinating Agency: Glenn County Board of Supervisors

CDI-31 Monitor accident records to identify high-accident locations and to recommend appropriate mitigation measures.

Implements policies: CDP-54, CDP-62, CDP-63
Priority: 1, 2, and 3
Lead Agency: Glenn County Public Works Department
Coordinating Agency: Glenn County Board of Supervisors

CDI-32 Work with Caltrans to ensure a high level of maintenance for Interstate 5.

Implements policy: CDP-55
Priority: 1, 2, and 3

Lead Agency: Glenn County Public Works Department
Coordinating Agency: Glenn County Board of Supervisors

CDI-33 Implement level of service standards, as contained in this *General Plan*.

Implements policy: CDP-56
Priority: 1
Lead Agency: Glenn County Public Works Department
Coordinating Agencies: Glenn County Planning Department, Glenn County Planning Commission, Glenn County Board of Supervisors

CDI-34 Require appropriate traffic studies as a part of development project review and approval.

Implements policy: CDP-57
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Public Works Department, Glenn County Board of Supervisors, Glenn County Planning Commission

CDI-35 Establish developer impact fees and apply them to development permits.

Implements policy: CDP-58
Priority: 1
Lead Agency: Glenn County Public Works Department
Coordinating Agencies: Glenn County Planning Department, Glenn County Board of Supervisors, Glenn County Planning Commission

CDI-36 Adopt and utilize the functional classification system outlined in this *General Plan*.

Implements policy: CDP-59
Priority: 1
Lead Agency: Glenn County Public Works Department

Coordinating Agencies: Glenn County Planning Department, Glenn County Board of Supervisors, Glenn County Planning Commission

CDI-37 Implement driveway access standards as outlined in this *General Plan*.

Implements policy: CDP-60
Priority: 1
Lead Agency: Glenn County Public Works Department
Coordinating Agency: Glenn County Planning Department

CDI-38 Develop a road improvement project priority system based on facility condition and usage characteristics.

Implements policies: CDP-54, CDP-61, CDP-80, CDP-81
Priority: 1
Lead Agency: Glenn County Public Works Department
Coordinating Agency: Glenn County Board of Supervisors

CDI-39 Obtain the County's fair share of formula and discretionary transportation funds from State and federal sources.

Implements policy: CDP-64
Priority: 1, 2, and 3
Lead Agency: Glenn County Public Works Department
Coordinating Agencies: Glenn County Board of Supervisors, Caltrans

CDI-40 Undertake studies to determine where use of road improvement assessment districts may be most feasible.
Implements policy: CDP-65
Priority: 2
Lead Agency: Glenn County Public Works Department
Coordinating Agency: Glenn County Planning Department

CDI-41 Appoint a coordinator within the Public Works Department to ensure that other agency and public involvement is routinely sought prior to actions at the local level.

Implements policies: CDP-66 through CDP-71
Priority: 1
Lead Agency: Glenn County Board of Supervisors
Coordinating Agency: Glenn County Public Works Department

CDI-42 Request Caltrans and the U.S. Forest Service to participate in the upgrading of Forest Highway 7, as funds become available.

Implements policies: CDP-55, CDP-72
Priority: 2
Lead Agency: Glenn County Public Works Department
Coordinating Agency: Glenn County Board of Supervisors

CDI-43 Ensure that the County's economic development strategy and airport master plans emphasize aviation-related uses.

Implements policies: CDP-49, CDP-73, CDP-74, CDP-75, CDP-76, CDP-77
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Board of Supervisors, Glenn Chamber of Commerce Economic Development, Inc., Tri-County Economic Development Corporation

CDI-44 Ensure that the County's economic development strategy provides a basis for continued operation and expansion of private rail and bus operations.

Implements policy: CDP-78
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Board of Supervisors, Glenn Chamber of Commerce Economic Development, Inc., Tri-County Economic Development Corporation

CDI-45 Provide a high profile for public transit related activities in the County Public Works Department.

Implements policy: CDP-82
Priority: 3
Lead Agency: Glenn County Public Works Department
Coordinating Agency: Glenn County Board of Supervisors

CDI-46 Develop cost-efficiency guidelines for use when making decisions about new and existing public transit services.

Implements policies: CDP-83, CDP-84
Priority: 1
Lead Agency: Glenn County Public Works Department
Coordinating Agency: Glenn County Transportation Commission

CDI-47 Budget for and undertake a detailed feasibility study of fixed-route service between Orland and Chico, and between Orland and Willows.

Implements policy: CDP-84, CDP-85
Priority: 2
Lead Agency: Glenn County Public Works Department
Coordinating Agency: Glenn County Transportation Commission

CDI-48 Undertake specific studies leading to a detailed countywide bicycle plan and adopt the study recommendations as a part of the *General Plan* when they are completed.

Implements policy: CDP-86
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Public Works Department, Glenn County Transportation Commission

5.3.3 Housing

Background:

The purpose of the housing element of the general plan is to direct residential development consistent with the social and economic values of

Glenn County, as well as with the State's goal of providing adequate housing to all residents of California. The thrust of this housing section is to comply with the housing requirements of both the State and the Tri-County Planning Council, as appropriate staff levels and funding resources become available to the County. The policy statements in this section promote the rehabilitation of the existing housing stock; encourage the increase of housing opportunities by reevaluating both governmental and non-governmental constraints; and directs the County to use appropriate State and federal financing and subsidy programs when available. It is envisioned that the diversity of housing types and opportunities will increase as growth and development occur in the county. By identifying local housing needs, adopting appropriate goals and policies, and providing local legislation and programs to meet these needs, the County may be more effective in addressing the housing needs of its residents. Housing is discussed in Section 4.4 of the *Environmental Setting Technical Paper* and Section 4.0 of the *Community Development Issue Paper.*

Government Code Section 65583 requires the housing element to include four basic components:

- A review of the previous housing element's goals, policies, programs and objectives to ascertain the effectiveness of each factor and the overall effectiveness of the element. This review is presented below.

- An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs. This assessment can be found in the *Environmental Setting Technical Paper* (Section 4.4) and the *Community Development Issue Paper* (Section 4.0).

- A statement of the County's goals, quantified objectives, and policies relative to the maintenance, improvement, and development of housing. These policy statements are presented below. The quantified objectives are summarized in Table 5-3.

- A program which sets forth a five-year schedule of actions the County is taking or intends to undertake to implement the policies and achieve the goals and objectives through the administration of land use and development controls, provision of regulatory concessions, and the use of appropriate State and federal financing and subsidy programs when available. These programs are listed below. The year during which

the programs will be implemented is indicated for each program, in addition to the priority, in accordance with the State *Housing Element Guidelines.*

State law requires that housing policy cover a specified time frame. While the remaining portions of the *Glenn County General Plan* cover the planning period 1992-2012, the housing element, by law, covers the period 1992-1997 and must be comprehensively updated in 1997.

The housing element requires an analysis of opportunities for energy conservation related to residential development. Goals, policies and implementation strategies for residential energy conservation can be found in Section 5.1.5 above, Mineral and Energy Resources.

Public Participation

A Citizens Advisory Committee was appointed by the Board of Supervisors to review and make recommendations regarding the *General Plan*, including the housing element. This Committee has 25 members, 5 from each supervisorial district representing various social and economic segments of the community. In addition to Committee input, public hearings will be held on the draft *General Plan* before the County Planning Commission and Board of Supervisors.

In addition to review and input from the Citizens Advisory Committee, prior to adoption, County Planning Department staff will review the housing goals, policies, objectives and programs with local housing interest groups throughout the county representing different social and economic interests, including low- and moderate- income households and special needs groups.

After completion of the draft *General Plan*, copies of the document will be distributed to the cities of Willows and Orland, the surrounding counties, and all school districts and special districts in Glenn County. Copies of the draft Plan will also be provided for placement in Glenn County libraries.

Evaluation of the Previous Housing Element

As required by Section 65588 of the Government Code, Glenn County has reviewed its 1989 *Housing Element* and has evaluated the appropriateness of its housing goals, objectives, and policies in contributing to the attainment

of the State housing goal, the effectiveness of the *Housing Element* in attainment of the County's housing goals and objectives, and the progress of the County in implementation of the *Housing Element*. The *General Plan* has been updated to reflect the results of this review.

By definition, a goal is an "...ideal future end, condition or state related to the public health, safety or general welfare toward which planning and planning implementation measures are directed...a goal is generally not quantifiable, time-dependent or suggestive of specific actions for its achievement" (State of California General Plan Guidelines, 1990). Thus, it is unlikely that Glenn County can expect to completely achieve the goals set forth in the 1989 *Housing Element*. Nevertheless, the County has made progress toward its goals, as described in this section and below in the review of the 1989 *Housing Element* programs. The goals, which are consistent with State and national housing goals to provide a decent home and suitable living environment for every individual and family, have generally been incorporated into this *General Plan* revision due to their continuing worthiness as an expression of community values.

The *General Plan Guidelines* define a policy as a specific statement that guides decision making and indicates a clear commitment of the local legislative body, the Board of Supervisors. A review of the policies contained in the 1989 *Housing Element* indicates that the County intends to support and uphold some of the policies, rewritten to conform to the revised *General Plan* format, along with newly drafted policies.

An objective is defined as a "...specific end condition or state that is an intermediate step toward attaining a goal." With regard to housing, objectives must be *quantified,* that is, measurable and/or time-specific. The 1989 *Housing Element* included a quantified objective for a new construction need for low to moderate income groups by 1995 of 220 dwelling units. Information from the County regarding achievement of those objectives is presented below.

Previous Housing Element Programs

The results of the programs contained in the County's 1989 *Housing Element* are summarized and reviewed below on a program-by-program basis.

1. *(a) Glenn County shall cooperate with Federal and State agencies on programs designed to provide housing assistance and improve availability of housing units to all economic segments of the community.*

The Community Housing Improvement Program (CHIP) rehabilitated sixteen (16) houses in Willows in 1990. The Community Housing Improvement Program constructed forty (40) self-help houses in Willows in 1990. The Community Housing Improvement Program will construct forty-seven (47) self-help houses in Orland in 1992.

1. *(b) Glenn County shall allow manufactured housing and mobile homes to play an integral part in meeting present and future housing needs.*

In 1991, there were 67 single family homes constructed in the unincorporated area of Glenn County. Twelve (12) were mobile homes on foundations and nine (9) were mobile homes. This means that thirty-one percent of the new single family homes were manufactured housing.

The County has adopted Minimum Residential Construction Standards.

2. *(a) Glenn County shall cooperate with Federal and State agencies on programs designed to provide housing assistance to qualified persons within the community.*

The Glenn County Community Services Department provides housing assistance through the following programs:

Section 8 Rental Assistance: 65 housing units per year are assisted.

Rent Eviction Prevention Program: From October 1991 through March 1992 eleven (11) households were assisted (35 persons).

First Month's Rent Program:

1990: Eleven (11) households (37 people)
1991: Fifteen (15) households (41 people)
1992: Ten (10) households (30 people)

3. *(a) Glenn County shall periodically review its General Plan so as to amend it in the interest of providing the opportunities for planned, orderly development to continue and to meet present and future project housing needs.*

The County is in the process of revising the *General Plan*.

3. *(b) Glenn County shall accommodate manufactured and mobile homes within the general community and maintain and review current design standards to assure compatibility within residential and rural areas.*

The Minimum Residential Construction Standards were most recently amended in October 1991.

3. *(c) Glenn County shall allow development of planned mobile home parks in the interest of increasing housing availability through adoption and implementation of Planned Unit Developments to provide for greater flexibility in the design of developments than is otherwise possible through the strict application of zoning regulations.*

There have been no new mobile home parks constructed in Glenn County; however, several existing mobile home parks have expanded the number of spaces available. The Homer Sears Mobile Home Park north of Willows added one (1) space. The Ideal Mobile Home Park in Hamilton City added five (5) spaces. The Orland Country Estates Mobile Home Park west of Orland added twenty (20) spaces.

Glenn County also allows the construction of a second dwelling unit on most parcels in the county. The following numbers of second dwelling units have been constructed:

1989: Fourteen (14) residences
1990: Twenty-six (26) residences
1991: Fifteen (15) residences
1992: Ten (10) residences

4. *(a) Glenn County shall cooperate with Federal and State agencies on programs designed to provide needed housing rehabilitation to qualified individuals and families.*

The Glenn County Community Services Department has provided rehabilitation and weatherization assistance for the following housing units in the unincorporated area of Glenn County:

1989	
Artois	7 units weatherized
Elk Creek	13 units weatherized
Glenn	3 units weatherized
Hamilton City	14 units weatherized
Orland area	59 units weatherized
Princeton area	2 units weatherized
NE Willows	21 units weatherized
	10 units rehabilitated

1990	
Artois	6 units weatherized
Elk Creek	3 units weatherized
Glenn	8 units weatherized
Hamilton City	12 units weatherized
Orland area	79 units weatherized
Princeton area	2 units weatherized
NE Willows	12 units weatherized
	6 units rehabilitated

1991	
Artois	0 units weatherized
Elk Creek	1 unit weatherized
Glenn	2 units weatherized
Hamilton City	6 units weatherized
Orland area	22 units weatherized
Princeton area	1 unit weatherized
NE Willow	9 units weatherized

1992	
Artois	0 units weatherized
Elk Creek	0 units weatherized
Glenn	1 unit weatherized
Hamilton City	2 units weatherized
Orland area	11 units weatherized
Princeton area	0 units weatherized
NE Willows	4 units weatherized

(Glenn County Community Services Department, Martha Young, (916)934-6510).

4. *(a) Glenn County shall apply for rental and new construction assistance where appropriate to local needs and contingent upon the determination that a reasonable probability of success in securing funds can be assured.*

   The Community Housing Improvement Program is in the process of developing twelve (12) units of rental housing in Hamilton City.

5. *(a) Glenn County shall examine the following types of administrative measures and to implement them if necessary and desirable: inclusionary zoning, expedited processing, density bonus and selective waiving of development fees.*

   Glenn County has adopted an Ordinance and Resolution allowing Seasonal Farmworker Housing to be constructed without a Conditional Use Permit if certain conditions are met.

How the Updated General Plan Incorporates What Has Been Learned from the Previous Element

Several observations and conclusions can be drawn based on experience gained by the County in implementing the previous *Housing Element*. First, it is reasonable to conclude that the County has accomplished more in the quest for decent, affordable housing than if there had not been an adopted *Housing Element* during the planning period, simply by focusing attention on this issue. The evaluation of previous *Housing Element* programs above indicates that the County has demonstrated a reasonable success rate in implementing these programs, given the County's limited resources, and that no corrective actions are necessary. Secondly, it is fair to say that outside

forces, both governmental and nongovernmental, play a large role in the County's relative success or failure at *Housing Element* implementation. This conclusion is particularly valid with regard to interest rates, availability of financing, the private real estate market, and the commitment of State and federal funds to housing programs. Finally, it can also be concluded that, at the end of this planning period, the Glenn County region remains one of the most affordable areas in the State for housing.

Regional Housing Needs Plan

The Tri-County Planning Council prepared the *Regional Housing Needs Plan* for Colusa, Glenn and Tehama counties pursuant to the provisions of Section 65584 of the Government Code. The Plan contains each county's and city's share of the statewide housing need to July 1997 and allocates shares of that need in each county to the jurisdictions in that county.

The determinations of local share of regional housing need shown in Table 5-1 and 5-2 contain determinations of local share of regional need for the period January 1, 1991 to July 1, 1997. Table 5-1 contains the estimated number of households on January 1, 1991 by income group, the projected additional households by income group between January 1, 1991 and July 1, 1997, and the projected households by income group on July 1, 1997. Table 5-2 contains basic construction needs by income group through July 1997. It also shows the components which comprise the total. These include the existing shortage or surplus of units at the beginning of the planning period, the household growth allocations for the planning period, the number of vacant units needed because of household growth, and the estimated number of normal market removals during the planning period.

Existing need is shown in both Tables 5-1 and 5-2. In Table 5-1, the "January 1, 1991" column shows the number of households, by income, that needed adequate housing as of the base date of the Plan. In Table 5-2, the "1991 vacancy" needs figures mean that there was a shortage of units as of January 1, 1991. Tables 5-1 and 5-2 also both contain determinations of projected need. Table 5-1 shows, by income group, the number of additional households each local government is to plan for in its housing element. Table 5-2 shows the new construction needed to accommodate, by income group, the additional households by July 1997, including an allowance for normal market removals.

The purpose and principal use of the allocations in this Plan is inclusion in local housing elements as the respective share of regional housing need. By doing so, the County is planning to accommodate its share of projected county growth and to provide opportunities for all income groups to have access to housing throughout the county.

Goal:

CDG-11 **Development, through public and private resources, of sufficient new housing to ensure the availability of safe, affordable housing for all households in the Glenn County unincorporated area.**

Policies: It shall be the policy of Glenn County to:

CDP-87 Advocate and support proposed State and federal actions that will create a positive, stable climate for housing production.

CDP-88 Wherever appropriate, facilitate the use of federal or State programs that can assist in development of new housing consistent with identified countywide housing needs and adopted local plans and programs.

CDP-89 Support efforts which coordinate and improve the ability of the housing delivery system to effectively respond to local housing needs.

CDP-90 Encourage and participate in efforts to achieve economies and efficiencies which will facilitate the production of quality affordable housing.

CDP-91 Promote balanced, orderly growth to minimize unnecessary development costs which add to the cost of housing.

TABLE 5-1
HOUSEHOLD PROJECTIONS BY INCOME GROUP
JANUARY 1, 1991 TO JULY 1, 1997

Jurisdiction & Income Group	Jan. 1, 1991		July 1, 1997		Jan. 1991 to July 1997	
	No.	%	No.	%	No.	%
GLENN COUNTY						
Orland						
Very Low	504	26.0	580	26.0	76	26.0
Other Lower	349	18.0	401	18.0	52	17.8
Moderate	426	22.0	490	22.0	64	21.9
Above Moderate	658	34.0	758	34.0	100	34.3
Total	**1,937**	**100.0**	**2,229**	**100.0**	**292**	**100.0**
Willows						
Very Low	492	23.0	552	23.0	60	23.0
Other Lower	363	17.0	408	17.0	45	17.2
Moderate	428	20.0	480	20.0	52	19.9
Above Moderate	855	40.0	959	40.0	104	39.9
Total	**2,138**	**100.0**	**2,399**	**100.0**	**261**	**100.0**
Unincorporated						
Very Low	1,050	21.8	1,145	21.7	95	21.0
Other Lower	800	16.6	874	16.6	74	16.4
Moderate	1,014	21.0	1,109	21.0	95	21.0
Above Moderate	1,956	40.6	2,144	40.7	188	41.6
Total	**4,820**	**100.0**	**5,272**	**100.0**	**452**	**100.0**
Glenn County Total						
Very Low	2,046	23.0	2,277	23.0	231	23.0
Other Lower	1,512	17.0	1,683	17.0	171	17.0
Moderate	1,868	21.0	2,079	21.0	211	21.0
Above Moderate	3,469	39.0	3,861	39.0	392	39.0
Total	**8,895**	**100.0**	**9,900**	**100.0**	**1,005**	**100.0**

Source: Tri-County Planning Council, Regional Housing Needs Plan, 1992.

TABLE 5-2
GLENN COUNTY
BASIC CONSTRUCTION NEEDS
JANUARY 1, 1991 TO JULY 1, 1997

	Housing Units			
BY COMPONENTS	**Orland**	**Willows**	**Unincorporated**	**County Total**
Household Increase	292	261	452	1,005
1991 Vacancy Need	51	43	101	195
1997 Vacancy Need	20	18	38	76
Replacement Need 1990-1997	33	31	70	134
Total	**396**	**353**	**661**	**1,410**
BY INCOME GROUP	**Orland**	**Willows**	**Unincorporated**	**County Total**
Very Low	103	81	139	323
Other Lower	70	61	108	239
Moderate	87	70	139	296
Above Moderate	136	141	275	552
Total	**396**	**353**	**661**	**1,410**

Source: Tri-County Planning Council, Regional Housing Needs Plan, 1992.

Quantified Objective:

CDO-1 Construction of 661 dwellings by 1997 (to include 139 dwellings for very-low income category, 108 dwellings for low-income category, 139 dwellings for moderate income category and 275 dwellings for above-moderate income category); which equals Glenn County's regional share.

Goal:

CDG-12 **Assurance of choice of housing location for all residents of the Glenn County unincorporated area.**

Policies: It shall be the policy of Glenn County to:

CDP-92 Accommodate and encourage development of a full range of housing types in the unincorporated communities of Glenn County.

CDP-93 Maintain a sufficient inventory of developable land to accommodate timely development of needed new housing.

CDP-94 Direct new housing development to areas within urban limit lines where essential public facilities can be provided and where appropriate employment, commercial, and educational services are available.

Quantified Objective:

CDO-2 Designation of sufficient land for residential development to accommodate the land required for new development through 1997.

Goal:

CDG-13 **Maintenance and improvement of the quality of the existing housing stock and the neighborhoods in which it is located.**

Policies: It shall be the policy of Glenn County to:

CDP-95 Facilitate the removal of all unsafe, substandard dwellings which cannot be cost-effectively repaired.

CDP-96 Encourage development of sound new housing on vacant land within existing neighborhoods which have the necessary infrastructure and services.

CDP-97 Support and encourage all public and private efforts to rehabilitate and improve the existing housing stock, with a special focus on the communities of Artois, North East Willows, Elk Creek, and Butte City.

CDP-98 Promote public awareness of the need for housing and neighborhood conservation.

CDP-99 Support actions which foster and maintain high levels of owner-occupancy, particularly in those neighborhoods where housing quality is declining.

CDP-100 Promote development of public policies and regulations which provide incentives for proper maintenance of owner-occupied and rental housing.

CDP-101 Manage development of land within and adjacent to existing neighborhoods to avoid potentially adverse impacts on the living environment.

CDP-102 Encourage proper maintenance of essential public services and facilities in residential developments.

CDP-103 Encourage use of available public and private housing rehabilitation assistance programs in neighborhoods where such action is needed to ensure preservation of the living environment, with a special focus on the communities of Artois, North East Willows, Elk Creek, and Butte City.

CDP-104 Facilitate maximum use of federal and State programs which can assist very-low and lower-income homeowners to properly maintain their dwelling units.

Quantified Objectives:

CDO-3 Rehabilitation of 68 dwellings through 1997 (to include 14 dwellings for very-low income category, 11 dwellings for low-income category, 14 dwellings for moderate-income category and 29 dwellings for above-moderate income category).

CDO-4 Conservation of existing dwellings through 1997 through objectives established in CDO-6 and CDO-7.

Goal:

CDG-14 **Promote equal access to safe and decent housing for all income groups.**

Policies: It shall be the policy of Glenn County to:

CDP-105 Encourage enforcement of fair housing laws throughout the county.

CDP-106 Support programs which increase employment and economic opportunities.

CDP-107 Encourage development of a range of housing types for all income levels in proximity to existing and planned employment centers.

Quantified Objective:

CDO-5 Provide referral services to housing discrimination complaints to appropriate State and federal agencies through 1997.

Goal:

CDG-15 **Promote energy conservation activities in all residential areas.**

Policies: All policies, implementation standards and programs contained in the *Glenn County Energy Element* are incorporated herein by reference.

Goal:

CDG-16 **Increase opportunities for special needs groups (elderly, large families, families with female heads of household, farm workers, disabled and homeless) to obtain adequate housing.**

Policies: It shall be the policy of Glenn County to:

CDP-108 Encourage full use of federal and State housing assistance programs which can enable those persons with unmet housing needs to obtain decent housing at prices they can afford.

CDP-109 Support the development of housing plans and programs, including new publicly-subsidized housing, which maximize housing choice for special needs groups and lower-income households commensurate with need.

CDP-110 To the extent possible, implement adopted land development and resource management policies without imposing regulations that have the effect of excluding housing for special needs groups and lower-income households.

Quantified Objectives:

CDO-6 Rental assistance to an annual average of 100 households through 1997 (to include 36 very-low income category households, 28 low-income category households and 36 moderate-income category households).

CDO-7 Homeowner assistance to an annual average of 55 households through 1997 (to include 20 very-low income category households, 15 low-income category households, and 20 moderate-income category households).

Implementation Strategies, Programs, Priorities and Five-Year Action Plan:

CDI-49 Prepare a five-year land use plan update which will set aside sufficient land area within urban limit lines to meet future residential needs through 1997, and to allow sufficient land choice and inhibit inflated land values due to potential monopoly of growth areas.

Implements policy: CDP-93
Priority: 1
Year: 1993
Lead Agency: Glenn County Planning Department

Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission
Funding Source: General fund

CDI-50 Include in this *General Plan* and the accompanying *Capital Improvements Program* and *Impact Mitigation Fee Program* the identification of infrastructure and service limitations which inhibit housing development and identify programs and resources to address short-term and long-term needs.

Implements policies: CDP-94, CDP-96, CDP-102
Priority: 1
Year: 1993
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission
Funding Source: General fund

CDI-51 Amend the *Glenn County Zoning Code* to allow emergency shelters and transitional housing as conditional uses in zones applied to sites designated for residential, commercial and public uses. The standardized conditions under which emergency shelters and transitional housing will be approved include the following:

- The site is located within reasonable access to public agencies and transportation services
- Public services and facilities are available to the site
- Uniform Housing Code standards for space requirements are met
- Reduced parking standards will apply

Implements policies: CDP-92, CDP-108, CDP-109
Priority: 1
Year: 1993
Lead Agency: Glenn County Planning Department

Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission
Funding Source: General fund

CDI-52 Develop and maintain an inventory of publicly-owned land within the unincorporated area and analyze that land for potential housing sites. If appropriate sites are identified, the County will approach developers and funding agencies to facilitate development of the sites with assisted housing.

Implements policy: CDP-109
Priority: 1
Year: 1993 and ongoing
Lead Agency: Glenn County Community Services Department
Coordinating Agency: Glenn County Planning Department
Funding Source: General fund, CDBG Technical Assistance grant

CDI-53 Investigate formation of a Redevelopment Agency and adoption of redevelopment plans for blighted areas of unincorporated communities which will address their critical housing needs.

Implements policies: CDP-88, CDP-89, CDP-96, CDP-97, CDP-99, CDP-101, CDP-103, CDP-108
Priority: 2
Lead Agency: Glenn County Planning Department
Year: 1994-1997
Coordinating Agencies: Glenn County Community Services Department; Glenn County Redevelopment Agency, County Board of Supervisors, Glenn County Planning Commission, County Counsel
Funding Source: Redevelopment funds

CDI-54 Allocate a portion of any future redevelopment housing set-aside funds for the purchase of sites for low- and moderate-income housing, to be landbanked or used for the development of assisted housing.

Implements policies: CDP-88, CDP-92, CDP-96, CDP-108, CDP-109

Priority/Year: Upon adoption of redevelopment plans
Lead Agency: Glenn County Redevelopment Agency
Coordinating Agencies: Glenn County Planning Department, Glenn County Board of Supervisors
Funding Source: Redevelopment funds

CDI-55 Utilize the Redevelopment Agency, if established, to identify suitable sites for assisted housing, and assist in providing for the development of infrastructure improvements to serve those sites.

Implements policies: CDP-93, CDP-94, CDP-96, CDP-102
Priority/Year: Upon establishment of Redevelopment Agency
Lead Agency: Glenn County Redevelopment Agency
Funding Source: Redevelopment funds

CDI-56 Review County policies related to housing conservation and adopt new policies and procedures as necessary. This will include, but not be limited to, apartment and mobile home park conversions, rental housing, etc.

Implements policies: CDP-99, CDP-100
Priority: 1
Year: 1993 and ongoing
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Community Services Department, Glenn County Board of Supervisors
Funding Source: General fund

CDI-57 Work with and assist those developers who are willing to provide low and moderate-income housing by taking all necessary and proper actions to expedite processing and approvals for such projects, such as prompt completion of staff reports and scheduling of hearings, providing needed information, and assistance with the application process for State and/or federal housing assistance programs. Through communication and correspondence with legislators, support State and federal actions that create a positive, stable climate for housing production.

Implements policies: CDP-87, CDP-88, CDP-89, CDP-92, CDP-96
Priority: 1
Year: 1993 and ongoing
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Redevelopment Agency, Glenn County Community Services Department
Funding Source: General fund, redevelopment funds

CDI-58 Support the continued implementation of the Section 8 Existing rent subsidy program, which provides rent subsidies directly to participants' landlords, and support attempts to secure additional funding for expanded programs.

Implements policy: CDP-108
Priority: 1
Year: 1993 and ongoing
Lead Agency: Glenn County Community Services Department
Coordinating Agency: Glenn County Board of Supervisors
Funding Source: General fund

CDI-59 Encourage nonprofit sponsors to make application for HUD Section 202 allocations for construction of rental housing for senior citizens and the handicapped by assisting sponsors in locating appropriate sites, and considering the use of CDBG funds, redevelopment funds, and/or other available resources to either write down the cost of the site or fund infrastructure improvements. Take all actions necessary and proper to expedite processing and approval of such projects.

Implements policies: CDP-92, CDP-96, CDP-108, CDP-109
Priority: 1
Year: 1993 and ongoing
Lead Agency: Glenn County Community Services Department
Coordinating Agencies: Glenn County Planning Department, Glenn County Board of Supervisors, nonprofit sponsors
Funding Source: CDBG funds, redevelopment funds

CDI-60 Implement the density bonus requirements in State law. Government Code Section 65915 provides that a local

government shall grant a density bonus of at least 25 percent, and an additional incentive, or financially equivalent incentive(s), to a developer of a housing development agreeing to construct at least:

- 20% of the units for lower-income households; or
- 10% of the units for very low-income households; or
- 50% of the units for senior citizens.

Implements policies: CDP-89, CDP-92, CDP-96, CDP-110
Priority: 1
Year: 1993
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission
Funding Source: General fund

CDI-61 Continue to investigate ways to encourage urban infill. Current development policies are analyzed in this *General Plan* update and programs are formulated for providing incentives such as permitting higher densities under certain conditions, permitting mixed uses in certain locations, expediting processing of site plans, redevelopment, etc.

Implements policies: CDP-91, CDP-92, CDP-94, CDP-96, CDP-101, CDP-102
Priority: 1
Year: 1993
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission
Funding Source: General fund

CDI-62 Designate the Glenn County Community Services Department as the local referral agency to direct residents with discrimination complaints to the State Department of Fair Employment and Housing. Publicize this service through the local media, schools, libraries, the post office, and local housing advocacy groups.

Implements policy: CDP-105
Priority: 1
Year: 1993 and ongoing
Lead Agency: Glenn County Community Services Department
Coordinating Agency: Glenn County Planning Department
Funding Source: General fund

CDI-63 Apply for Community Development Block Grant (CDBG) funds for housing rehabilitation in target areas in the communities of Artois, North East Willows, Elk Creek and Butte City. These efforts will be closely coordinated with the County's representative at the State Department of Housing and Community Development. Include room additions for severely overcrowded owner households in the housing rehabilitation program.

Implements policies: CDP-97, CDP-102, CDP-103, CDP-104, CDP-108
Priority: 1
Year: 1993 and ongoing
Lead Agency: Glenn County Community Services Department
Coordinating Agencies: Glenn County Planning Department, Glenn County Board of Supervisors
Funding Source: General fund

CDI-64 Apply for housing rehabilitation funds and assist property owners in applying for funds through the California Housing Rehabilitation Program Rental Component (CHRP-R), the State Rental Rehabilitation Program (SRRP), and the California Energy Conservation Rehabilitation Program (CECRP).

Implements policies: CDP-97, CDP-103, CDP-104, CDP-108
Priority: 1
Year: 1995
Lead Agency: Glenn County Community Services Department
Coordinating Agency: Glenn County Board of Supervisors
Funding Source: General fund

CDI-65 Encourage developers to make application for Farmers Home Administration (FmHA) 502 Interest Subsidy programs and work with and assist those developers. Take all necessary and proper actions to expedite processing and approvals for such projects.

Implements policies: CDP-88, CDP-92, CDP-96, CDP-108, CDP-109
Priority: 1
Year: 1993 and ongoing
Lead Agency: Glenn County Community Services Department
Coordinating Agencies: Glenn County Planning Department, Glenn County Planning Commission, Glenn County Board of Supervisors
Funding Source: Farmers Home Administration

CDI-66 Encourage developers to make application for FmHA 515 loans to subsidize the construction of rental housing for low- and moderate-income families and elderly persons, and work with and assist those developers. Take all necessary and proper actions to expedite processing and approvals of such projects.

Implements policies: CDP-88, CDP-92, CDP-96, CDP-108, CDP-109
Priority: 1
Year: 1993 and ongoing
Lead Agency: Glenn County Community Services Department
Coordinating Agencies: Glenn County Planning Department, Glenn County Planning Commission, Glenn County Board of Supervisors
Funding Source: Farmers Home Administration

CDI-67 Make application to the State of California to fund housing under the HCD Farm Worker Housing Grant Program (FWHG) for low-income agricultural worker renters and owners and the Office of Migrant Services (OMS) grant for temporary housing and support services to migrant families.

Implements policies: CDP-88, CDP-108, CDP-109
Priority: 1
Year: 1993 and ongoing
Lead Agency: Glenn County Community Services Department
Coordinating Agency: Glenn County Board of Supervisors
Funding Source: State Department of Housing and Community Development

CDI-68 Encourage developers to make application for the Rental Housing Construction Program (RHCP) which provides low interest, deferred payment loans for new construction of rental units affordable to low-income households. Work with and assist those developers, and take all necessary and proper actions to expedite processing and approvals for such projects.

Implements policies: CDP-88, CDP-108, CDP-109
Priority: 1
Year: 1993 and ongoing
Lead Agency: Glenn County Community Services Department
Coordinating Agencies: Glenn County Planning Department, Glenn County Planning Commission, Glenn County Board of Supervisors
Funding Source: California Housing Finance Agency

CDI-69 Make application, or encourage nonprofit sponsors to make application, for FmHA 514/516 allocations for rentals which provide a combination of grants and loans to finance the construction of Migrant Farm Worker Rental Housing.

Implements policies: CDP-88, CDP-108, CDP-109
Priority: 1
Year: 1993 and ongoing
Lead Agency: Glenn County Community Services Department
Coordinating Agency: Glenn County Board of Supervisors
Funding Source: Farmers Home Administration

CDI-70 Construct or work with special districts to assure the construction of necessary infrastructure to allow for construction of all housing types, including higher-density multi-family housing. Assistance to special districts shall include provision

for needed capital projects in the County's *Capital Improvements Plan*, provision of technical assistance with applications for State and/or federal funding, and assistance with required fee studies for implementation of mitigation fees for capital facilities.

Implements policies: CDP-89, CDP-91, CDP-94, CDP-102
Priority: 1
Year: 1993 and ongoing
Lead Agency: Glenn County Public Works Department
Coordinating Agency: Glenn County Board of Supervisors
Funding Source: Special assessments, user fees, redevelopment funds, CDBG funds

CDI-71 Maintain and monitor a current inventory of all substandard housing units.

Implements policy: CDP-95
Priority: 1
Year: 1993 and ongoing
Lead Agency: Glenn County Community Services Department
Coordinating Agency: Glenn County Planning Department
Funding Source: Building permit fees

CDI-72 Continue to review innovations and cost-saving materials and techniques that will provide the same quality construction at a lower cost to the consumer. Provide annual progress reports to the local chapter of the Building Industry Association and make them available to the public at the Building Department counter.

Implements policies: CDP-89, CDP-90, CDP-110
Priority: 1
Year: 1993 and ongoing
Lead Agency: Glenn County Building Department
Coordinating Agency: Glenn County Planning Department
Funding Source: Building permit fees

CDI-73 Continue to require the first floors of multi-family developments to accommodate access and use by the elderly and handicapped.

Implements policy: CDP-92
Priority: 1
Year: 1993 and ongoing
Lead Agency: Glenn County Building Department
Coordinating Agency: Glenn County Planning Department
Funding Source: Building permit fees

CDI-74 Continue to analyze setback requirements, lot design criteria, review procedures, parking requirements, and road standards and modify each of these where feasible to reduce development costs.

Implements policy: CDP-110
Priority: 1
Year: 1993 and ongoing
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission
Funding Source: General fund

CDI-75 Inspect housing upon receiving complaints regarding health and safety problems, and require compliance with applicable codes.

Implements policies: CDP-95, CDP-98, CDP-99, CDP-100
Priority: 1
Year: 1993 and ongoing
Lead Agency: Glenn County Building Department
Coordinating Agency: Glenn County Health Department
Funding Source: Fees, fines

CDI-76 Require demolition of vacant dilapidated dwellings which are not economically feasible to improve to code standards.

Implements policy: CDP-95
Priority: 1
Year: 1993 and ongoing

Lead Agency: Glenn County Building Department
Coordinating Agency: Glenn County Board of Supervisors
Funding Source: Fees, fines, CDBG funds

CDI-77 Continue to work with the Community Housing Improvement Program (CHIP), or other nonprofit corporations that provide similar services, to provide housing opportunities for low- and moderate-income households by assisting CHIP in locating suitable sites and making redevelopment housing set-aside funds available at low interest rates to finance housing construction and/or rehabilitation.

Implements policies: CDP-88, CDP-89, CDP-97, CDP-98, CDP-103, CDP-109
Priority: 1
Year: 1993 and ongoing
Lead Agency: Glenn County Community Services Department
Coordinating Agency: Glenn County Board of Supervisors
Funding Source: General fund, redevelopment funds

CDI-78 Support economic development programs and strategies set forth in Section 5.3.5.

Implements policies: CDP-106, CDP-107
Priority: 1
Year: 1993 and ongoing
Lead Agency: Glenn County Board of Supervisors
Coordinating Agencies: Glenn County Planning Department, Glenn Chamber of Commerce Economic Development Inc., Tri-County EDC, Cities of Willows and Orland
Funding Source: General fund, State and federal grants

CDI-79 Provide incentives to developers for development of multifamily units with three or more bedrooms.

Implements policies: CDP-108, CDP-109
Priority: 1
Year: 1993 and ongoing
Lead Agency: Glenn County Planning Department

Coordinating Agencies: Glenn County Planning Commission, Glenn County Board of Supervisors

TABLE 5-3
SUMMARY OF QUANTIFIED OBJECTIVES

Income Category	Construction (CDO-1)	Rehabilitation (CDO-3)	Conservation (CDO-6,7)	
			Renter	Owner
Very-Low	139	14	36	20
Low-Income	108	11	28	15
Moderate	139	14	36	20
Above Moderate	275	29	N/A	N/A
Total	**661**	**68**	**100**	**55**

5.3.4 Public Services and Facilities

Background:

The provision of public services and facilities is directly tied to land use and growth, circulation, housing, and economic development. Section 65302(b) of the Government Code requires the circulation element to address existing and proposed public utilities and facilities. Because the location and distribution of new public facilities is dependent on established land use patterns, the issue of public services and facilities should be correlated with the land use element. Public services and facilities are discussed in Section 4.5 of the *Environmental Setting Technical Paper* and Section 5.0 of the *Community Development Issue Paper.*

There are a multitude of public service providers in Glenn County, including community services districts, irrigation districts, public utility districts, fire districts, school districts, and other special districts. These districts are self-governing and are not subject to County control. The County must coordinate its plans for growth and development with these districts in order to ensure that services can be provided on a timely basis to areas planned for development, including areas within urban limit lines.

The availability of adequate public services is critical to the County's economic development effort, and is touched upon in Section 5.3.5, Economic Development, as well as in this section. In addition to the implementation measures and priorities established in this section, the Capital Improvements Plan prepared for this *General Plan* addresses needed capital facilities, financing methods, and project priorities.

As part of the *General Plan*, level of service standards have been established for public services. It is intended that these standards be used to evaluate the impact of development on the various services and to evaluate distribution and expansion needs.

Goal:

CDG-17 **Provision of adequate and cost-effective public services.**

Policies: It shall be the policy of Glenn County to:

CDP-111 Establish level of service standards for public services which can be used to evaluate the impact of development on the various services, and to evaluate service distribution and expansion needs.

CDP-112 Utilize urban limit lines as an official definition of the interface between future urban and agricultural uses, and to identify the areas set aside for those types of uses which benefit from urban services.

CDP-113 Require new development within urban limit lines to connect to sewer and water services when available, and discourage installation of septic tanks in urban areas. When sewer and water services are not immediately available, commitments to

serve in the future shall be obtained from service providers prior to development approval.

CDP-114 Encourage new urban development to occur within urban limit lines as an extension of existing urbanized areas, in order to provide necessary services in the most efficient manner.

CDP-115 Discourage the extension of public facilities which would generate growth in areas inconsistent with the policies of this *General Plan*.

CDP-116 Coordinate with the cities of Orland and Willows to develop policies and standards relating to building construction, public utility connections, sewer and water service, and other matters related to cost-effective development of unincorporated areas within urban limit lines.

CDP-117 Require improvements for development within urban limit lines to be constructed to full County standard, including public roads.

CDP-118 Encourage the expansion of private and special district utility systems consistent with the adopted *General Plan*.

CDP-119 Encourage vacant or undeveloped land within the existing urban areas and presently served by public services to develop first.

CDP-120 Encourage the coordination of service efforts of the special districts.

CDP-121 Encourage LAFCO to amend Spheres of Influence for cities and special districts to be coterminous with County-adopted urban limit lines.

CDP-122 Require new parcels created under the parcel map procedure within urban limit lines to meet County public road standards.

CDP-123 Restrict growth in foothill and mountain communities to densities which may be supported by existing services until adequate services can be provided.

CDP-124 Determine whether special districts are capable of meeting their service commitments; in the event they are not, consider formation of County Service Areas, other special districts or assessment districts, to deliver services as needed within urban limit lines.

CDP-125 Undertake the siting of new wastewater treatment facilities as a coordinated effort between the County, cities and special districts.

CDP-126 Within the communities of Willows, Orland and Hamilton City, collect and treat all wastewater at a single facility within each community.

CDP-127 Place a high priority on the extension of sewer service to West Orland and to the South Orland area in the interest of protecting public health and safety and a valuable groundwater recharge area.

CDP-128 Maintain and periodically review minimum parcel standards for lots created without public or community water service.

CDP-129 Maintain coordination and cooperation between the County and water purveyors, and encourage special districts to comply with State law by referring capital projects to the County for review and evaluation for consistency with the *General Plan*.

CDP-130 Site future fire and police stations to enable minimum acceptable response times to service calls.

Goal:

CDG-18 **Adequate financing for existing and planned service delivery systems.**

Policies: It shall be the policy of Glenn County to:

CDP-131 Require new planned communities to demonstrate that public services and facilities can be fully funded through private

and/or public sources and that adequate provision has been made for long-term maintenance of facilities.

CDP-132 Develop programs to assist with infrastructure financing when such assistance is determined to be in the best interest of the County, using a mix of techniques.

CDP-133 Evaluate use of the redevelopment process to correct infrastructure and other deficiencies within blighted areas of unincorporated communities.

CDP-134 Consider the impacts of growth and development on general County government services when developing cost recovery plans and considering new development proposals.

CDP-135 Utilize County Service Areas when new service delivery agencies are required, to retain control and avoid a proliferation of small special purpose governmental units. Consider establishment of a countywide County Service Area which can provide a variety of public services.

CDP-136 Consider supplemental school mitigation fees for those instances where supplemental fees are necessary to meet the facility funding needs of a school district and where other methods of school financing are not adequate. "Supplemental school mitigation fees" shall mean payments made to a school district by a developer of a residential, commercial or industrial project to mitigate the impact on school facilities caused by the project, in addition to fees imposed pursuant to Government Code Section 65995.

CDP-137 Grant a discretionary land use approval which is necessary for residential, commercial or industrial development only if the school district or districts within whose boundaries the development is planned first certifies to the Board of Supervisors that:

- The subject development will not significantly impact school facilities,

- The developer has paid in full the supplemental school mitigation fees corresponding to the development, or

- That the developer has arranged and agreed to mitigate the impact on school facilities in some other manner satisfactory to the district, consistent with the district's financing plan.

As used in this policy, "discretionary land use approval" means a zoning change, general plan amendment, any other legislative action, and certification or approval of a negative declaration (ND) or an environmental impact report (EIR) pursuant to the California Environmental Quality Act (CEQA).

This policy shall apply only if the affected school district has:

- Adopted a facilities plan;

- Adopted a school financing plan describing the sources and amounts of funds required to fully implement the facilities plan;

- Completed a valid study justifying the amount of the supplemental school mitigation fees.

CDP-138 Ensure that supplemental school mitigation fees as established by the affected school district are in an amount which does not exceed the amount necessary, when added to other reasonably assured sources of funding identified in the school facilities financing plan, to fully implement the adopted school facilities plan.

CDP-139 Establish sufficiently high densities in newly developing areas so as to make feasible centralized collection and treatment of wastewater, and limit the number of planned new communities to assure that there are adequate concentrations of population to support operation and maintenance of facilities.

CDP-140 Establish mechanisms for funding park acquisition and development, as well as ongoing costs of park maintenance and recreation services.

CDP-141 Recognize the importance of and support the continued operation of the Glenn County Hospital.

Implementation Strategies, Programs and Priorities:

CDI-80 Amend the *Glenn County Subdivision Ordinance* and *Glenn County Zoning Code* to conform to the standards for connection to sewer and water systems set forth in this *General Plan*, and to prohibit installation of new individual septic tanks and wells when community service is available.

Implements policy: CDP-113
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission

CDI-81 Prior to approval of subdivisions, parcel maps and conditional use permits, applicants shall be required to obtain commitments to serve new development within urban limit lines from service providers when services are not immediately available.

Implements policy: CDP-113
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Special Districts, City of Orland, City of Willows

CDI-82 Formally request LAFCO to amend special district and City Spheres of Influence to be coterminous with County-adopted urban limit lines and refer proposed district annexations to the County for review and comment.

Implements policies: CDP-115, CDP-118, CDP-121
Priority: 1
Lead Agency: Glenn County Planning Department

Coordinating Agencies: Glenn County Local Agency Formation Commission, Glenn County Board of Supervisors

CDI-83 Convene a task force composed of representatives of Glenn County and the cities of Willows and Orland to formulate a memorandum of understanding which establishes uniform policies and standards for building construction, public utility connections, sewer and water service, and other matters related to cost-effective development of unincorporated areas within city urban limit lines.

Implements policy: CDP-116
Priority: 2
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Public Works Department, Glenn County Board of Supervisors, Glenn County Building Department, City of Orland, City of Willows

CDI-84 Amend the *Glenn County Subdivision Ordinance* and *Glenn County Zoning Code* to require improvements for development within urban limit lines for Orland and Willows to be constructed to full city standard, including public roads.

Implements policies: CDP-117, CDP-122
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission, Glenn County Public Works Department

CDI-85 Provide private and special district utility systems with copies of the *General Plan* and refer all proposed *General Plan* amendments and development proposals to affected systems and districts for review and comment.

Implements policy: CDP-118
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Special districts, other system operators

CDI-86 Formally request all private and special district utility systems to refer planned capital projects to the County for review and evaluation for consistency with the *General Plan*.

Implements policies: CDP-118, CDP-129
Priority: 1
Lead Agency: Glenn County Board of Supervisors
Coordinating Agencies: Glenn County Planning Department, Glenn County Public Works Department, special districts, other system operators

CDI-87 Direct development in the foothill and mountain regions to the Elk Creek area.

Implements policy: CDP-123, NRP-1, NRP-16
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission

CDI-88 Request LAFCO to initiate and undertake studies of existing special districts and cities which include inventorying those agencies and determining their maximum service area and service capacities.

Implements policies: CDP-111, CDP-118, CDP-120, CDP-124
Priority: 2
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Local Agency Formation Commission, Glenn County Board of Supervisors

CDI-89 Request LAFCO to adopt standards and procedures for the evaluation of service plans submitted by cities and special districts with annexation/reorganization applications.

Implements policies: CDP-111, CDP-113, CDP-118, CDP-120, CDP-124
Priority: 1
Lead Agency: Glenn County Planning Department

Coordinating Agencies: Glenn County Local Agency Formation Commission, Glenn County Board of Supervisors

CDI-90 Request LAFCO to study and make recommendations regarding the consolidation, formation, and/or dissolution of special districts, as appropriate to meet service needs within urban limit lines/Spheres of Influence.

Implements policy: CDP-124
Priority: 2
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Local Agency Formation Commission, Glenn County Board of Supervisors

CDI-91 Initiate a study of the formation of County Service Areas and assessment districts to deliver services as needed.

Implements policy: CDP-124, CDP-132, CDP-135
Priority: 2
Lead Agency: Glenn County Public Works Department
Coordinating Agencies: Glenn County Planning Department, Glenn County Board of Supervisors

CDI-92 Enter into joint powers agreement(s) with the cities of Willows and Orland and appropriate special districts to coordinate the siting of new wastewater treatment facilities, and to limit treatment facilities to a single facility within each community.

Implements policies: CDP-125, CDP-126
Priority: 2
Lead Agency: Glenn County Public Works Department
Coordinating Agencies: City of Orland, City of Willows, Glenn County Board of Supervisors, special districts

CDI-93 Designate the extension of sewer service to West Orland and the South Orland area as a priority item in the County's capital improvements program.

Implements policy: CDP-127
Priority: 1
Lead Agency: Glenn County Public Works Department
Coordinating Agency: Glenn County Board of Supervisors, Glenn County Planning Department

CDI-94 Request the Environmental Health Department to review minimum parcel size standards for areas without public or community water service for adequacy as new information becomes available e.g. soil surveys, new regulations.

Implements policy: CDP-128
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Health Department, Glenn County Board of Supervisors

CDI-95 Amend the *Glenn County Zoning Code* and *Subdivision Ordinance* to require that applications for new communities, specific plans, planned developments, and other large-scale projects include a fiscal impact analysis (including impacts on general County government services) and a plan for providing services, including provision for full funding and long-term maintenance of facilities, and demonstrating that there are adequate concentrations of population to support operation of maintenance of facilities.

Implements policies: CDP-131, CDP-134, CDP-137
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission

CDI-96 Investigate establishment of a Glenn County Redevelopment Agency and adopt redevelopment plan(s) for blighted areas of unincorporated communities.

Implements policies: CDP-132, CDP-133
Priority: 2
Lead Agency: Glenn County Planning Department

Coordinating Agency: County Counsel, Glenn County Board of Supervisors, Glenn County Planning Commission, Glenn County Redevelopment Agency

CDI-97 Apply for Community Development Block Grant funds for infrastructure improvements in areas of need.

Implements policy: CDP-132
Priority: 2
Lead Agency: Glenn County Community Services Department,
Coordinating Agencies: Glenn County Public Works Department, Glenn County Board of Supervisors

CDI-98 Create or assist in the creation of County Service Area(s), assessment districts, Mello-Roos Community Facilities Districts, or other public financing mechanisms such as a Joint Powers Authority, as required to provide for new service delivery.

Implements policies: CDP-132, CDP-135
Priority: 2
Lead Agency: Glenn County Public Works Department
Coordinating Agencies: Glenn County Planning Department, Glenn County Board of Supervisors

CDI-99 Require marketing studies to be prepared for all developments in which public financing methods are under consideration.

Implements policies: CDP-131, CDP-132, CDP-135
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Planning Commission, Glenn County Board of Supervisors

CDI-100 Conduct a review of school district facility plans and master economic plans to determine the status of plans, the need for supplemental school mitigation fees, and consistency with *General Plan* policies.

Implements policies: CDP-136, CDP-137, CDP-138
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: School Districts, Glenn County Superintendent of Schools, Glenn County Board of Supervisors, City of Orland, City of Willows

CDI-101 Ensure that the Glenn County Superintendent of Schools and the boards of affected school districts are informed of development proposals and are afforded the opportunity to evaluate their potential effect on the physical capacity of school facilities and their fiscal impact on locally originating revenue requirements. Procedures should be put into practice that will ensure that the conclusions of the educational administrators will be available sufficiently before the County's consideration and action on discretionary land use applications.

Implements policies: CDP-136, CDP-137, CDP-138
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission, School Districts, Glenn County Superintendent of Schools

CDI-102 Request that school districts calculate supplemental school mitigation fees on a gross square footage basis and approve adjustments to the fee rate under the following circumstances:

- For inflation using the same procedure as apply to fees imposed pursuant to Government Code Section 65995, and

- As new data available to the school district warrants a change in one or more of the variables used in the calculation of fees.

Implements policies: CDP-136, CDP-137, CDP-138
Priority: 1
Lead Agency: Glenn County Planning Department

Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Superintendent of Schools, School Districts

CDI-103 Develop an advocacy program to advance County objectives in the State Legislature and State Department of Education.

Implements policies: CDP-136, CDP-137, CDP-138
Priority : 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Superintendent of Schools, School Districts

Note: *Measures CDI-100 through CDI-103 shall not take effect unless the incorporated city within the school district, if applicable, has also adopted the same measures.*

CDI-104 Forward all development proposals and *General Plan* amendments to affected school districts for review with regard to school capacity and potential school sites.

Implements policies: CDP-136, CDP-137, CDP-138
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: School districts

CDI-105 Review proposed school sites for consistency with the *General Plan*.

Implements policies: CDP-136, CDP-137, CDP-138
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission, School districts

CDI-106 Study the establishment of a supplemental development impact fee program to assist school districts to offset impacts upon their facilities resulting from residential growth.

Implements policies: CDP-136, CDP-137, CDP-138
Priority: 3

Lead Agency: Glenn County Planning Department
Coordinating Agencies: County Counsel, Glenn County Board of supervisors, Glenn County Superintendent of Schools, School Districts

CDI-107 Designate and zone areas within urban limit lines at densities sufficiently high to make feasible centralized collection and treatment of wastewater (at least 4 dwelling units per acre).

Implements policy: CDP-139
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission

CDI-108 Adopt a Quimby Ordinance to establish a funding mechanism for park acquisition and development in accordance with the standards established in the *General Plan*.

Implements policy: CDP-140
Priority: 3
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission

CDI-109 Utilize County Service Area(s) and/or assessment district(s) to finance park maintenance and recreation services.

Implements policy: CDP-140
Priority: 3
Lead Agency: Glenn County Public Works Department
Coordinating Agency: Glenn County Board of Supervisors

CDI-110 Continue to operate and provide necessary support for the Glenn County Hospital, provided it is financially feasible as determined by the Board of Supervisors.

Implements policy: CDP-141
Priority: 1

Lead Agency: Glenn County Health Department
Coordinating Agencies: Glenn County Board of Supervisors

CDI-111 Annually review response times with fire and police service providers to determine if additional sites for fire and police stations should be incorporated into County plans and/or development approvals.

Implements policy: CDP-130
Priority: 2
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Fire districts, Glenn County Sheriff

5.3.5 Economic Development

Background:

Economic development looms as one of the preeminent issues confronting Glenn County as it plans for its long-term future. The vitality of the county's economy is a direct determinant of the extent to which local residents can afford, and will enjoy, an adequate level of public services. A healthy economy is also necessary to ensure adequate employment opportunities for those living in the county. The availability of income to local wage earners and households, the natural consequence of economic vitality, is one key to county residents' enjoyment of a desirable quality of life. Economic development is discussed in Section 4.6 of the *Environmental Setting Technical Paper* and Section 6.0 of the *Community Development Issue Paper.*

Key issues have been identified, and previously documented, which profoundly influence economic conditions in Glenn County and which govern the County's potential to successfully undertake economic development and improvement programs and strategies. These issues include:

- Unemployment and Seasonal Employment - The county has one of the highest unemployment rates in the State of California; employment in the area, because of its historic dependence upon agriculture, fluctuates substantially on a seasonal basis.

- Lack of Economic Diversity - Agriculture, agriculturally-dependent industries, and government employment comprise a disproportionately

high percentage of employment in Glenn County. These sectors of the economy are potentially susceptible to economically disadvantageous characteristics such as low prevailing wages, seasonal fluctuations (agriculture), and increasingly constrained funding resources (government). Further, government expenditures are generally derived from locally-raised tax dollars, and do not, therefore, bring net new income into the county from outside.

- Regional Competition - Consumer expenditures are generally regarded to "leak" from Glenn County to larger nearby retail trade centers e.g. Chico and Sacramento. At the same time, economic expansion pressures in the Chico area are known to be creating residential demand in Glenn County, and creating demands for public services without a corresponding expansion of the County's tax base to help offset the costs of such services. Competition with Chico, Williams, and other regional locations for new economic activities influences Glenn County's practical economic development potential.

- Local Business Retention and Expansion - The success of any active economic development program can often be measured by the vitality and stability of existing local businesses. It will be essential for the County, as it undertakes planning for its economic future, to ensure that business and industry already located in Glenn County continues to prosper.

- State and Federal Influences - Several aspects of the Glenn County economy are both directly and indirectly subject to State and federal policies and actions. Given the predominance of State and federal employment in the county, if major changes in the levels of local State and federal employment were to occur, the economy would be significantly impacted. State and federal environmental policies and practices e.g., spotted owl protection, restrictions on agricultural burning, etc. have substantial effects on local economic activities such as forestry and farming. Welfare reform, such as has recently been proposed in California, would result in significant savings to Glenn County taxpayers, since a comparatively high percentage of county residents received some form of public assistance. Tax reform, e.g. changes in the State's mandatory workers' compensation insurance system, offers the potential to improve the business climate in Glenn County. Major public works construction projects in the region would

boost the local economy through both job creation and local expenditures for food, lodging, and related commodities.

The county has many attributes which suggest that a successful program of economic expansion and improvement is possible: a readily-available, low-cost labor force; a low cost-of-living and a rural environment and lifestyle, appealing to many employers seeking locations for businesses outside California's metropolitan areas; excellent highway access, adequate rail service, and comparatively close proximity to the State's major shipping centers; two general aviation airports; a national forest, several reservoirs and the Sacramento River, offering recreational opportunities to local and out-of-area residents; and the presence of both community college and university-level educational facilities and support programs. Documented constraints to business development and economic growth in Glenn County also exist, and the challenge for local economic development officials will be to overcome such constraints and capitalize upon the county's attributes.

During the process of formulating the *General Plan*, County officials and residents were presented with three alternative approaches to economic development in Glenn County: an "anti-growth" and "anti-economic development" policy framework, directed toward keeping the County's economy essentially unchanged and placing a priority on preservation of existing conditions and the environment ahead of economic growth; a passive approach to economic development, responding to private sector initiatives as they arise, but making no proactive effort to recruit or accommodate new economic growth for the county area; and a pro-economic growth policy framework, within which the County and various interested parties would actively initiate economic expansion activities. Consensus formed in support of the latter alternative, and the goals, policies and implementation programs set out in the following sections of this *General Plan* are consistent with that proactive, initiative-oriented approach to economic development. This approach is also consistent with alternative approaches selected for Community Development, Public Safety and Natural Resources which ensures a consistent and integrated approach to growth and development in Glenn County.

Goal:

CDG-19 **Preserve agriculture while increasing the stability of, and diversifying, the county's economy.**

Policies: It shall be the policy of Glenn County to:

CDP-142 Actively support regional, countywide and local economic development initiatives and programs, through funding, staff responsiveness and assistance, and development policies and project review processes which encourage economic growth.

CDP-143 Encourage the recruitment and establishment of non-agricultural industries and employment-generating land uses which do not conflict with the County's environmental goals and do not compromise the overall integrity and viability of the agricultural sector of the economy.

CDP-144 Cooperate with the cities of Willows and Orland in land use and infrastructure planning, and coordination of services, essential to creating an environment in which economic development can occur.

CDP-145 Encourage commercial and industrial development to locate in areas where adequate facilities and services exist or where facilities and services can be made available.

Goal:

CDG-20 **Retain and undergo expansion of existing businesses and industries in Glenn County.**

Policies: It shall be the policy of Glenn County to:

CDP-146 Cooperate with countywide, local and State economic development efforts to assist local business through facilitated application and permit review process, through priority responses by staff to requests for data and assistance, and through political advocacy and support.

CDP-147 To the fullest extent reasonably possible, procure goods and services needed by the County from local (Glenn County) vendors and suppliers. All other factors being equal, give preference to vendors and suppliers located within the county; give secondary preference to vendors and suppliers located outside the county but employing Glenn County residents;

preference should also be given to vendors and suppliers who utilize products and/or services originating in Glenn County.

CDP-148 Ensure that County codes and regulations do not impose excessive, unnecessary and/or unreasonably costly conditions or constraints upon local businesses.

CDP-149 Maintain its schedule of development-related fees at levels proportionately favorable to employment-generating land uses and projects.

CDP-150 Actively support initiatives at the State level to reform workers' compensation insurance requirements and other State and federally-imposed regulations and requirements which adversely affect California's business climate.

CDP-151 Ensure contact, by appropriate staff and/or elected officials, regularly with the owners/operators of large local employers to discuss the local business environment and to identify ways in which the County might facilitate or promote the continuing success and long-term viability of local industries and commerce.

Goal:

CDG-21 **Attract new business and industry to locate in Glenn County.**

Policies: It shall be the policy of Glenn County to:

CDP-152 Project a pro-growth, pro-business image through its planning and regulatory policy framework, through its responses to economic and business development initiatives, and through the public statements and actions of its elected and appointed officials. Encourage the use of inducement agreements to attract new businesses to Glenn County.

CDP-153 Encourage the cities of Willows and Orland to accommodate and facilitate economic and business development proposals initiated within their respective jurisdictions.

CDP-154 Through its land use, circulation and transportation, and infrastructure planning, create areas within the county which will be appealing to, and capable of accommodating, industrial and other employment-generating development.

CDP-155 Actively support and cooperate with regional, countywide and local economic development programs and initiatives in their efforts to attract new business and industry to Glenn County and its communities. Support and cooperation may include, but shall not be limited to:

- Data and technical assistance provided by County staff;
- Participation of the County's elected and appointed officials in "hosting" of industrial and business development prospects;
- Priority processing of development/building permit applications; and
- Contributions to funding of business and industrial recruitment activities.

CDP-156 Actively support the construction and establishment of a Butte College Technology Center (BCTC) in Glenn County.

Goal:

CDG-22 **Capture new, or underutilized, market potentials and attract business dollars from outside Glenn County.**

Policies: It shall be the policy of Glenn County to:

CDP-157 Encourage and promote the utilization of sites along the I-5 corridor by uses which would attract business activity from traffic passing through Glenn County.

CDP-158 Support the expansion of the county's recreational and tourism industries by:

- Encouraging private sector initiatives to develop recreational and tourist-oriented facilities.

- Seeking opportunities for cooperative development of resources with the U.S. Forest Service, the U.S. Fish and Wildlife Service, the Army Corps of Engineers, the Bureau of Reclamation and other public agencies with jurisdiction over, or interests in, the county's forest, water, and wildlife assets.

- Coordinating with regional, countywide and local economic development organizations and programs to ensure that the county's recreational opportunities and tourism potential are included in promotional activities undertaken by those organizations and programs.

CDP-159 Encourage the identification, formulation and on-going staging of one or more "events" in Glenn County (e.g. festival, pageant, performance, etc.) by private sector interests which would attract substantial numbers of visitors to the area.

CDP-160 Promote the concept of "doing business locally", by:

- County acquisition of goods and services with preference to local vendors and suppliers; and

- Support for, and endorsement of, local business promotion activities.

CDP-161 Encourage regional and local business recruitment efforts, under the auspices of the various economic development programs operating in the county, which target businesses who require goods and support services capable of being provided by existing businesses.

Goal:

CDG-23 **Create new employment opportunities for county residents.**

Policies: It shall be the policy of Glenn County to:

CDP-162 Provide a planning and regulatory policy framework which accommodates and encourages the development and expansion of businesses, consistent with the County's environmental goals.

CDP-163 Actively oppose prospective State and federal regulations and legislation which would discourage new business development and operations.

CDP-164 Cooperate with and support the business recruitment programs conducted by regional, countywide and local economic development organizations.

Goal:

CDG-24 **Stimulate local workforce preparation and development to facilitate its placement and utilization in expanding local trade and employment.**

Policies: It shall be the policy of Glenn County to:

CDP-165 Actively participate in and support the provision of education and training programs made available under the federal Job Training Partnership Act, through the Private Industry Council, and other, similar programs.

CDP-166 Actively support and administer linkage between public social assistance and job training programs.

CDP-167 Accommodate, encourage and support programs and facilities which advance education, training and job readiness at Butte College, through California State University, Chico and at local public schools.

CDP-168 Assist and support local and regional economic development programs and private employers in efforts to obtain job training aid through State and federal programs.

Goal:

CDG-25 **Increase the average annual net income earned by Glenn County residents.**

Policies: It shall be the policy of Glenn County to:

CDP-169 Support the development of employment-generating land uses which utilize semi-skilled and skilled labor and which offer non-seasonal employment.

CDP-170 Encourage the recruitment, by economic development organizations active in the county, of industries and businesses which will spend their income in the county, benefitting existing local businesses.

Goal:

CDG-26 **Coordinate the efforts of economic development groups, planning efforts and regulatory processes in the county and region to maximize results and effectively utilize economic development resources.**

Policies: It shall be the policy of Glenn County to:

CDP-171 Actively support, and be adequately represented on, regional e.g., Tri-County Economic Development Corporation, and countywide e.g., Glenn Chamber of Commerce Economic Development, Inc., economic development organizations' programs.

CDP-172 Ensure that Glenn County remains informed of, and sensitive to, the needs and priorities of regional, countywide and local e.g., Orland Economic Development Commission, economic development organizations and programs.

CDP-173 Maintain contact, and a working relationship, with representatives of the State Department of Commerce.

CDP-174 Support and participate in the preparation of the Overall Economic Development Plan for the tri-counties area, as administered by the federal Economic Development Administration.

Goal:

CDG-27 **Expand and diversify the County's tax base and fiscal stability by achieving economic growth without offsetting environmental, social, and fiscal cost impacts.**

Policies: It shall be the policy of Glenn County to:

CDP-175 Encourage the recruitment, and accommodate and facilitate the location, of businesses and industries which generate sales tax and other local government revenues under current California financing and tax law.

CDP-176 Consider extension of infrastructure improvements and other material assistance, within the parameters of applicable statutes and governing regulations, to prospective new (or expanding) industries and businesses for which it can be demonstrated that substantial County tax benefits will result.

Implementation Strategies, Programs and Priorities:

CDI-112 Annually allocate funds to economic development programs and activities, including funding support for Glenn Chamber of Commerce Economic Development, Inc., the Tri-County Economic Development Corporation and economic development initiatives undertaken by, or participated in, by County officials and/or staff. Review and coordinate other organizations' economic development directions with the goals, policies and implementation strategies in this *General Plan.*

Implements policies: CDP-142, CDP-143, CDP-164, CDP-170, CDP-171, CDP-175, CDP-176
Priority: 1
Lead Agency: Glenn County Board of Supervisors
Coordinating Agency: Glenn County Planning Department

CDI-113 Designate the County Planning Director as the principal County liaison for the County's role in economic development with responsibility for coordinating with other local economic development program personnel.

Implements policy: CDP-142
Priority: 1
Lead Agency: Glenn County Board of Supervisors
Coordinating Agency: Glenn County Planning Department

CDI-114 Maintain County representation on, and participation in the affairs of, the Boards of Directors of Glenn Chamber of Commerce Economic Development, Inc. and the Tri-County EDC.

Implements policies: CDP-142, CDP-171
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agency: Glenn County Board of Supervisors

CDI-115 Develop a "fast track" project review process for applications which include economic development benefits.

Implements policies: CDP-142, CDP-146, CDP-175
Priority: 2
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Public Works Department, Glenn County Building Department, Glenn County Board of Supervisors

CDI-116 Provide education to County departments, commissions, elected officials and the public regarding the benefits and importance of economic development.

Implements policies: CDP-142, CDP-146, CDP-152, CDP-155, CDP-172
Priority: 1
Lead Agency: Glenn County Planning Department

Coordinating Agencies: Glenn Chamber of Commerce Economic Development, Inc., Tri-County Economic Development Corporation, City of Orland, City of Willows

CDI-117 Work with Glenn Chamber of Commerce Economic Development, Inc. and the cities of Orland and Willows to establish a list of "target" businesses and industries to be the focus of economic development and business recruitment initiatives in Glenn County; update this list annually.

Implements policies: CDP-143, CDP-161, CDP-164, CDP-170, CDP-175
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn Chamber of Commerce Economic Development, Inc., City of Orland, City of Willows

CDI-118 Create and maintain a data base inventory of available sites in Glenn County, Willows and Orland which identifies available sites for industrial and other business development and which describes parcelization and ownership, zoning, infrastructure capacities and other site attributes and/or constraints.

Implements policies: CDP-144, CDP-145, CDP-175
Priority: 2
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn Chamber of Commerce Economic Development, Inc. City of Orland, City of Willows

CDI-119 Incorporate language into County invitations to bid for goods and services indicating preference for local vendors and suppliers, other factors being equal; exercise such preference in selecting vendors and suppliers; develop a list, by type of goods or services, of preferred (local) vendors for County acquisitions and purchases.

Implements policies: CDP-147, CDP-160
Priority: 2
Lead Agency: Glenn County Purchasing Officer
Coordinating Agency: County Counsel

CDI-120 Conduct workshops, inviting representatives of local industries and businesses and local economic development personnel, to review applicable codes and regulations and learn the most cost-effective ways of compliance.

Implements policies: CDP-146, CDP-150, CDP-160
Priority: 3
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn Chamber of Commerce Economic Development, Inc., City of Orland, City of Willows

CDI-121 Annually review and evaluate development and impact fees e.g., water and sewer hook-up fees, school fees, road improvement fees, and application processing fees, for industrial and commercial projects to ensure that they do not exceed similar fees in other rural California counties and base recommendations for fee adjustments on the policy of keeping development fees favorable to employment-generating land uses, in proportion to residential and other uses.

Implements policies: CDP-145, CDP-149
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agencies: School Districts, Special Districts, Glenn Chamber of Commerce Economic Development, Inc., City of Orland, City of Willows

CDI-122 Correspond and meet with State legislators representing Glenn County to advocate reform to existing workers' compensation insurance statutes and regulations; urge the California State Association of Counties to intensify lobbying to secure workers' compensation reform.

Implements policy: CDP-150
Priority: 1
Lead Agency: Glenn County Board of Supervisors
Coordinating Agency: Glenn Chamber of Commerce Economic Development, Inc.

CDI-123 Encourage the formation of a "Business Managers' Roundtable", comprised of the key managers, owners or proprietors of large local employers and high-level representatives of the Cities of Orland and Willows and the County, to meet monthly and review issues of concern to business in Glenn County; utilize this forum to identify and initiate resolution of concerns on which the cities and County can be of assistance to business.

Implements policy: CDP-151
Priority: 2
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn Chamber of Commerce Economic Development, Inc., City of Orland, City of Willows

CDI-124 Sponsor, or support the sponsorship by Glenn Chamber of Commerce Economic Development, Inc., of an annual survey of local business owners/operators, regarding issues of concern, plans for expansion, satisfaction with or complaints regarding local services, and other topics relevant to identifying how performance and retention of such businesses might be enhanced through local government and community initiatives.

Implements policy: CDP-151, CDP-164, CDP-170
Priority: 1
Lead Agency: Glenn County Board of Supervisors
Coordinating Agency: Glenn County Planning Department

CDI-125 Sponsor, or support the sponsorship by Glenn Chamber of Commerce Economic Development Inc., of an annual "Employer Appreciation Day", comprised of activities such as the following:

- Recognition of "Glenn County Business of the Year", based upon employment generation, service to the community and area, stature in the industry represented, longevity, stability, and similar criteria;

- Recognition of the county's major employers in local and regional media, acknowledging their contributions to the local and regional economies; and

- A business owners'/operators' event, at which the business of the year award would be presented and at which other expressions of appreciation to business by local and regional officials would be made.

Implements policies: CDP-151, CDP-152
Priority: 2
Lead Agency: Glenn County Board of Supervisors
Coordinating Agencies: Glenn County Planning Department

CDI-126 Include in each staff report submitted to the County Planning Commission and/or Board of Supervisors on a development application, proposed policy decision, ordinance or other action, a section addressing impacts upon or implications for economic development associated with the proposed action.

Implements policies: CDP-148, CDP-152, CDP-162, CDP-169
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agency: Glenn Chamber of Commerce Economic Development, Inc.

CDI-127 Sponsor a meeting, or series of meetings, among the staffs and/or Planning Commissions of Willows, Orland and Glenn County to review and critique each jurisdiction's planning policies and regulations to identify, and devise strategies to address, aspects of those policies and regulations which can be strengthened to enhance industrial and business development potential and to remove existing constraints on such development, if any.

Implements policy: CDP-153
Priority: 2
Lead Agency: Glenn County Planning Department
Coordinating Agencies: City of Orland, City of Willows, Glenn County Board of Supervisors, Glenn County Planning Commission

CDI-128 Encourage industrial parks, or similar facilities, at Orland-Haigh Field Airport, adjacent to the County landfill and in

development nodes, in with adequate infrastructure to support new industries, including the potential relocation of industries from elsewhere in the region which could still employ outlying area, as well as Glenn County, residents. These facilities should be explored as private sector development; alternatively, formation of a specialized public or not-for-profit private investment/financing organization should be initiated to accomplish these developments and the subsequent marketing effort which would be required. Efforts at the Orland-Haigh Field Airport should be directed at aviation-related, as well as nonaviation-related, businesses. Efforts at the County landfill should be related to recycling or power generation.

Implements policies: CDP-154, CDP-176
Priority: 3
Lead Agency: Glenn County Planning Department
Coordinating Agency: Glenn Chamber of Commerce Economic Development, Inc., Glenn County Public Works Department

CDI-129 Work with the cities of Orland and Willows to ensure that adequate infrastructure extensions are feasible to serve sites along I-5 and industrial sites in other portions of those communities.

Implements policies: CDP-154, CDP-176
Priority: 2
Lead Agency: Glenn County Planning Department
Coordinating Agency: Glenn County Public Works Department

CDI-130 Sponsor, or support sponsorship by Glenn Chamber of Commerce Economic Development, Inc., of an annual "Economic Development Summit" conference in Glenn County, with participation from key officials of the County, each city, local economic development organizations, elected State and federal legislators, the agricultural community, CSU Chico, Butte Community College, the National Forest Service, the U.S. Fish and Wildlife Service, and other appropriate parties. This conference would focus on ensuring necessary consistency among each of the active participants in local economic

development regarding objectives and essential coordination of resources.

Implements policies: CDP-155, CDP-158, CDP-164, CDP-175
Priority: 2
Lead Agency: Glenn County Board of Supervisors
Coordinating Agency: Glenn County Planning Department

CDI-131 Participate in "hosting" of business and industrial prospects considering Glenn County as a prospective location.

Implements policies: CDP-155, CDP-164, CDP-170, CDP-175
Priority: 1
Lead Agency: Glenn County Board of Supervisors
Coordinating Agencies: Glenn County Planning Department, Glenn Chamber of Commerce Economic Development, Inc.

CDI-132 Sponsor, or support sponsorship by Glenn Chamber of Commerce Economic Development, Inc., of a "Discover Glenn County" day, at which local participants would host invited industries and businesses who might be looking for business locations; activities would include tours of prospective sites in the county appropriate to each industry, meetings with existing business operators, meetings with city and County officials, and related functions.

Implements policies: CDP-155, CDP-164, CDP-175
Priority: 2
Lead Agency: Glenn County Board of Supervisors
Coordinating Agencies: Glenn County Planning Department, Glenn Chamber of Commerce Economic Development, Inc.

CDI-133 Prepare plans for selected I-5 interchanges in Glenn County, determining and establishing the types and intensities of services required to support development at each of these locations and prescribing appropriate development standards which would maximize the extent to which uses at these sites would appeal to highway travelers.

Implements policy: CDP-157
Priority: 3
Lead Agency: Glenn County Planning Department
Coordinating Agencies: Glenn County Board of Supervisors, Glenn County Planning Commission

CDI-134 Identify community-organized capabilities to stage, a major theme "event" for Glenn County. Examples of potential events which would bring outside dollars to the county might include:

- Continued support for the annual Glenn County harvest festival and other festival events;
- A wildlife or waterfowl festival, with tours of the refuges, wildlife art displays and sales, a repertoire of classic wildlife-oriented movies, e.g., Call of the Wild, The Bear..., local restaurants featuring wild game entrees, workshops on conservation and ecology, and other related activities;
- A country western music festival;
- In the foothills west of Willows or Orland, a "history of California" (or some portion thereof) pageant, along the lines of the world-famous passion plays at Spearfish, South Dakota, and Oberammergau, Germany, or the Ramona Pageant in Hemet, California.

Implements policy: CDP-159
Priority: 3
Lead Agency: Glenn Chamber of Commerce Economic Development Inc.
Coordinating Agencies: City of Orland, City of Willows, Glenn County Planning Department

CDI-135 Sponsor and coordinate, or support sponsorship and coordination by Glenn Chamber of Commerce Economic Development, Inc., of a trip once each year by Glenn County local government officials and local business representatives to

meet with elected representatives of the County in Sacramento and to familiarize them with business and economic concerns affecting the county and its communities.

Implements policy: CDP-163
Priority: 1
Lead Agency: Glenn County Board of Supervisors
Coordinating Agencies: Glenn County Planning Department, Glenn Chamber of Commerce Economic Development, Inc.

CDI-136 Routinely review proposed legislation affecting business and economic conditions in Glenn County and in California as a whole; prepare positions for adoption by the Board of Supervisors favorable to business which are consistent with overall County policy; forward positions of the Board to the county's elected State and federal legislators.

Implements policy: CDP-163
Priority: 1
Lead Agency: County Counsel
Coordinating Agency: Glenn County Planning Department, County Counsel

CDI-137 Participate in education and training programs made available under JTPA and through other resources.

Implements policy: CDP-165
Priority: 2
Lead Agency: Glenn County Community Services Department
Coordinating Agency: Glenn County Board of Supervisors

CDI-138 Support and participate in public assistance program linkages with job training and placement.

Implements policy: CDP-166
Priority: 2
Lead Agency: Glenn County Board of Supervisors
Coordinating Agencies: Glenn County Community Services Department, Glenn County Social Services Department

CDI-139 Participate in education and job training and placement programs offered through local public schools, Butte Community College, and CSU Chico; encourage and provide incentives for county employees to improve job skills through such programs; make job placement opportunities available to participants in such programs through coordination and recruitment efforts by the County.

Implements policies: CDP-156, CDP-167
Priority: 2
Lead Agency: Glenn County Personnel Officer
Coordinating Agencies: Glenn County Community Services Department, Glenn County Board of Supervisors

CDI-140 Provide technical assistance and data to other local agencies and organizations who require such support to apply and qualify for job training and employment development grants and allocations.

Implements policy: CDP-168
Priority: 1
Lead Agency: Glenn County Community Services Department
Coordinating Agency: Glenn County Board of Supervisors

CDI-141 Establish and maintain continuing contact between County representatives and staff at the State Department of Commerce.

Implements policy: CDP-173
Priority: 1
Lead Agency: Glenn County Planning Department
Coordinating Agency: Glenn Chamber of Commerce Economic Development, Inc.

CDI-142 Assign a County department to coordinate with other counties and cities and the federal Economic Development Administration maintenance and update of the Overall Economic Development Plan.

Implements policy: CDP-174
Priority: 1
Lead Agency: Glenn County Board of Supervisors
Coordinating Agencies: Glenn County Planning Department, Glenn Chamber of Commerce Economic Development, Inc.

STANDARDS

SECTION 6
STANDARDS

6.0 STANDARDS

Standards represent rules or measures which establish a level of quality or quantity that must be complied with or satisfied. Once adopted, standards provide specificity to the goals, objectives and policies contained in the *General Plan*. The following standards will be used to guide site location and development within Glenn County. The Standards, although adopted by resolution concurrently with the General Plan document, are intended to be amended from time to time and are not subject to the General Plan amendment process as established in State law.

6.1 WILLIAMSON ACT PARTICIPATION

New applications for Williamson Act Contracts should be accepted by the Glenn County Planning Department, when the following conditions are met:

- The property is designated for agricultural or grazing use on the *Land Use Diagram*.
- The property is located outside urban limit lines.
- The parcel is a minimum of eighty (80) acres if located on the valley floor, and a minimum of one-hundred sixty (160) acres if located in the foothills.
- The property is used for purposes consistent with the "AP" Agricultural Preserve Zone.

Acceptance of new applications assumes that State subvention payments adequately compensate the County for lost revenues. Without adequate compensation, the Board of Supervisors reserves the right to continue the present moratorium on new applications.

6.2 PERFORMANCE STANDARDS FOR DAIRIES

The following performance standards shall apply to all dairies:

- Notwithstanding any other provision of the *Glenn County Zoning Code*, new construction for a dairy operation shall meet the following minimum setbacks from all County road and/or State highway rights-of-way:

  - Milk Barns: 45 feet from edge of right-of-way.

  - Holding pens, housing barns, manure ponds and animal confinement areas: 100 feet from edge of right-of-way.

  - Exceptions to the setbacks required above may be granted by the County Technical Advisory Committee upon written request in the case of new construction at an existing dairy operation.

- Confined animal and manure handling facilities for dairy operations shall be located at least 500 feet from any residence on neighboring parcels in a residential zoning district, and 500 feet from any school or high occupancy structures on neighboring parcels in any zoning district.

- The use, storage, and disposal of hazardous materials shall meet all County, State, and federal regulations.

- An encroachment permit shall be required from the Glenn County Public Works Department prior to any work in a County road right-of-way. An encroachment permit shall be required from Caltrans prior to any work in a State highway right-of-way.

- The construction and operation of a dairy shall conform to all applicable State and County codes including but not limited to the following:

  - A building permit shall be secured from the Glenn County Building Department prior to any construction at the site.

- The Glenn County Health Department shall approve the location and design of all wells and on-site sewage disposal systems.

- A land-leveling permit shall be applied for and received from the Glenn County Public Works Department prior to grading land, where the grading exceeds five acres, and which will result in fills of greater than two feet; a redirection of runoff from the site onto a County road, or a change in the entrance or exit of runoff from the parcel. A grading and drainage plan shall accompany all land-leveling permit applications and any inquiries as to the applicability of this section to the proposed project.

- All trash, discarded materials and animal remains shall be screened from adjacent properties and County and/or State rights-of-way and shall be disposed of according to the applicable codes.

- Animal densities for dairies in agricultural zones shall be regulated by the State of California Central Valley Regional Water Quality Control Board.

- Disposal of manure shall meet State of California Central Valley Regional Water Quality Control Board standards. Verification of submission of an application for a waste discharge permit is required; however, final approval of plans will not be a condition for issuance of a building permit.

- Best management practices shall be applied to the animal confinement, manure ponds, holding and animal housing pens, to prevent nuisances caused by fly and/or mosquito breeding, dust and/or odors.

- Farm labor quarters consisting of one mobilehome or residence meeting the requirements of Section 19.66 of the *Glenn County Zoning Code* shall be permitted upon first securing an administrative permit.

- Farm labor camps (consisting of mobilehomes and/or conventional homes) shall be permitted upon first securing a conditional use permit

in the "FA" (Foothill Agriculture), "AP" (Agricultural Preserve), and "AE" (Exclusive Agricultural) zoning districts. Mobilehome parks and farm labor camps consisting of mobilehomes shall also meet the requirements of the State Department of Housing and Community Development Division of Codes and Standards.

- A conditional use permit shall be required for dairies that exceed one cow per 20,000 square feet of area in the "RE" (Rural Residential Estate) zoning district. Dairies in the "RE" district exceeding 30 cows shall be required to obtain a conditional use permit.

- Reactivation of existing dairy facilities shall be permitted in accordance with these performance standards.

- Expansions not exceeding 25 percent of existing dairy facilities (including buildings, concrete and covered areas) need not meet required setbacks.

- Expansions of existing dairy facilities that do not meet the required forty-five foot setback indicated above, or as indicated in the base zoning district, shall be permitted provided that the expansion does not extend farther into the required setback than the existing facility.

- If a dairy is otherwise permitted but unable to meet these performance standards, a conditional use permit shall be required.

- Prior to the issuance of a building permit for a new dairy, the applicant shall enter into an agreement with the County of Glenn to improve the existing County maintained road from the main entrance of the dairy to the nearest County road having a paved surface at least 24 feet wide, in accordance with adopted County standards. The maximum length of roadway improved as a result of this paragraph shall not exceed one mile. The cost of any improvements required as a result of this paragraph shall be borne equally by both the dairy owner and the County. The Public Works Director may grant a waiver to the requirements of this paragraph upon receiving a written request from the applicant.

6.3 CONVERSION OF LAND FROM AGRICULTURAL AND GRAZING USE

Conversion of agricultural or grazing lands should occur only after careful consideration and deliberation, recognizing, however, that in order to realistically provide for the necessary diversity and growth required in the local economy, some lands presently committed to agriculture may be consumed by other development activities. Further, it is recognized that the limited conversion of grazing lands to other uses may be less harmful to agriculture than conversion of cropland. To achieve the above, the following standards should be applied:

- Lands within existing urban limit lines should be converted prior to lands located outside urban limit lines unless unique circumstances are present. Unique circumstances include the need for lands with ready access to freeway interchanges, railroad sidings, natural gas lines, or uses sufficiently land intensive that parcels of adequate size are not available within urban limit lines. Industrial uses, highway oriented commercial uses, recreational uses and planned communities may fit the above circumstances.

- With the exception of areas already impacted by rural residential development, first consideration should be given to foothill areas for rural residential use, if it can be shown that an adequate supply of water can be provided for both domestic and fire suppression purposes; that adequate access exists or can be provided; that areas of high hazard such as steep slopes and unstable soils will be avoided; that watershed values can be protected through adequate application of erosion control measures; that unbroken contiguous areas of grazing land are avoided; and that an adequate system of mitigation fees is in place to ensure that the cost of public agency services is recouped.

- Important Farmland Maps shall be reviewed and information sought from the Soil Conservation Service (SCS) on a case-by-case basis concerning the agricultural value of the site under consideration.

- The biological value of sites should be determined though consultation with wildlife agencies and field surveys. Areas containing documented

wetlands, riparian areas or species of special concern habitat should be avoided.

- The presence of Williamson Act properties in the vicinity of the site should be determined and the impact development will have on commercial agriculture ascertained. Buffers should be built into properties proposed for development. Buffers can take the form of setbacks to residential, commercial and industrial structures (a minimum of 300 feet is recommended), or can be recreational/open space areas such as parks, golf courses and drainage facilities. In addition, clustering structures on smaller parcels with surrounding common space serving as a buffer should be utilized, wherever feasible.

- Structures constructed in the vicinity of commercial agricultural uses should have sufficient noise attenuation built in to them to avoid complaints of noise from agricultural uses. This should be accomplished through compliance with standards contained in the *General Plan*, including acoustical analyses, where appropriate.

- Agricultural dust conflicts can be partially avoided through separations and orientation (clustering). Areas containing dairies and other animal agricultural uses should be avoided and separations of at least one-half mile should be maintained between such uses.

6.4 APPLICATION OF RURAL RESIDENTIAL AND SIMILAR ZONING

In order to discourage the premature conversion of agricultural land to rural residential use, and to avoid development patterns too dispersed to be served efficiently by government services, the standards under Section 6.3 should be applied to requests for rural residential and suburban residential zoning. In addition, the following standards should apply:

- Where development is proposed on the valley floor, areas containing existing rural residential uses should be considered as a first priority and infill encouraged. Infill should include the reduction in minimum parcel size in areas where 5 acre parcels may predominate but productive usage is limited to smaller portions of sites.

- Areas of high groundwater recharge should be avoided and existing densities should not be intensified as long as onsite wastewater disposal systems are utilized.

- Around established communities, nodes of rural residential development should be identified as opposed to rings of development. Where rural residential uses are viewed as transitional, convertible lot design features should be incorporated in rural residential development proposals. Convertible lot design features should include special building line setback regulations, irrevocable offers of dedication for future streets, and designation of future lot lines. The purpose of these requirements is to make it possible for rural residential properties to be resubdivided to urban densities at some future date when urban development may be feasible.

6.5 WATERSHED PROTECTION

Natural waterways provide water for domestic, agricultural, and industrial uses. They are also invaluable recreational resources and vital habitat for native plants and wildlife. Development can threaten waterways directly through vegetation removal. Erosion, which can occur after grading and excavation associated with development, can result in loss of valuable soils and affect water quality by increasing sediments in waterways. Reduced water quality, in turn, can adversely affect aquatic life and riparian habitats and limit society's use of the water. The rate of soil loss on newly excavated or graded ground can be 20 to 200 times the rate on natural ground surfaces. Riparian forests, those narrow strips of often dense vegetation that grow along many watercourses, are habitat for many plant and animal species and help protect water quality by providing a buffer between waterways and land uses that could impair water quality. The following standards provide for protection of watersheds and watercourses, retention of soils, and preservation of riparian habitats that help protect water quality.

- All new developments within foothill or mountain areas or adjacent to streamcourses should submit a county-approved grading, excavation, and erosion control plan to minimize the effects of erosion, including the loss of soils and reduction in water quality through increased sedimentation.

- Design of erosion control plans should comply with standard erosion control measures recommended by the U.S. Department of Agriculture, Soil Conservation Service. Typical erosion control measures include the following:

  - Development on or disturbance of steep slopes should be avoided whenever feasible.

  - Fill slopes should be constructed at a 2:1 ratio gradient or flatter.

  - V-ditches should be constructed above all cut or fill slopes to divert water from newly exposed slope faces.

  - All newly exposed or created slopes should be rapidly revegetated before the rainy season, preferably prior to October 15. Annual grasses are generally most effective for achieving initial slope stabilization. After slopes are stable, usually two to three years, permanent plantings of native, drought-tolerant vegetation may be undertaken.

  - Soil disturbing activities should be conducted between May 1 and October 15, with all exposed areas mulched and seeded prior to October 15.

  - Straw bale dikes or filter fabric barriers should be located downslope of disturbed areas to act as sediment traps. These should remain in place until newly exposed surfaces stabilize, i.e., two to four years.

  - Temporary or permanent sedimentation basins should be constructed as necessary according to recommendations of the project engineer.

  - Removed topsoil should be stockpiled and reused for landscaped areas. Stockpiles should be stabilized during rainy seasons (October 15 to May 1).

- Drainage channels should be stabilized, for example, by rock-lining, to prevent erosion.

- Water trucks, sprinkler systems, chemical soil binders, and rapid revegetation can prevent wind erosion of soils during the construction season.

- Erosion control measures should be a condition of project approval and monitored periodically to ensure effectiveness. An inspection by the County should be conducted following the first major storm after ground disturbance to evaluate effectiveness. The County should require a bond to be posted by the developer to ensure proper implementation and maintenance of temporary erosion and sediment control measures.

- An "edge" effect occurs where different habitats come into contact, such as where wetlands contact either grasslands or oak woodlands. Edge zones are particularly productive and vital for wildlife. Building and development setbacks, open space corridors, or green belts should be provided to protect riparian corridors, waterways, and other wetlands. These setbacks should minimally include all riparian forest and other wetland habitat plus a minimum 50-foot wide corridor adjacent to them to preserve edge habitat and buffer riparian habitat from direct impacts.

6.6 HUNTING LODGES, CLUBS AND CAMPS

In order to protect the public health and safety it is appropriate to establish minimum standards for hunting lodges, clubs and camps as follows:

- All facilities shall have a functioning sewage disposal system which has been approved by the County Health Department.

- A supply of potable water shall be present for all facilities and accessible to participants.

- An onsite source of water shall be available sufficient for fire suppression purposes and shall be approved by the local fire official.

- Sanitary facilities, including permanent or portable toilets, shall be present in sufficient number to comply with the requirements of the County Health Department.

- If food is prepared on premises for paying guests, facilities shall meet the requirements of the County Health Department.

- Structures or campsites should be separated from other residential structures not under the same ownership, by a distance of no less than 600 feet.

- Roadways serving hunting lodges, clubs or camps shall be treated to reduce dust when dry and to prevent mud from becoming a problem on intersecting public roads when wet.

- Sufficient area shall be provided onsite for parking vehicles to ensure that vehicles do not park on public roadways or on property not under the control of the hunting facility operator.

These standards shall not apply to incidental camping for a temporary period of time which is not in conjunction with an organized camp, club or lodge.

6.7 COORDINATION WITH WILDLIFE AND LAND MANAGEMENT AGENCIES

To ensure that wildlife impacts associated with development permits are properly addressed, with minimum delays to projects, the following procedures should be followed:

- For all projects, with the exception of those associated with sites low in wildlife value, early consultation with wildlife agencies should occur. Early consultation should take the form of a referral from the Planning Department, soon after receipt of the application, requesting input as to biological concerns. Early consultation requests should be accompanied by the application and other available information. Sites for which this process need not be followed would include infill within substantially built-up areas or other situations where existing development predominates on the site.

- If early consultation identifies wildlife issues, including wetlands or other habitat, a meeting should be scheduled with the involved agency(ies), which includes the County and applicant, to further refine wildlife issues and to discuss potential mitigation.

- The Initial Study prepared pursuant to the California Environmental Quality Act (CEQA) should be reflective of these early discussions and should formally identify feasible mitigation measures.

- During preparation of the required Mitigated Negative Declaration or Environmental Impact Report, discussion/negotiation should continue with the affected agencies to ensure that appropriate mitigations of sufficient detail are included in the environmental document to allow the project to move forward, without delay. As a part of the CEQA documentation, necessary biological surveys and wetlands delineations should be performed and utilized in discussion/negotiation.

- Prior to a public hearing, required mitigation measures should be agreed upon and the project appropriately modified. Where this is not possible, decision makers should be presented with the opposing points of view accompanied by a staff recommendation.

6.8 DEVELOPMENT ALONG THE SACRAMENTO RIVER

The following recommendations as contained in the *Sacramento River Marina Carrying Capacity Study* should be complied with when development proximate to the Sacramento River is under consideration:

- Development should avoid environmentally sensitive areas to the maximum extent; such areas include habitat for threatened and endangered species and riparian vegetation.

- Development proposals should incorporate all feasible modifications and construction techniques to eliminate or minimize adverse impacts on ecological resources of land and water.

- Replacement of riparian vegetation should be planned by experts familiar with native riparian plants and their requirements, and

monitoring programs should be established to ensure the satisfactory completion and maintenance of revegetation programs.

- The overall goal of mitigation should be that post-project habitat productivity be at least equal to pre-project habitat productivity. Determinations of habitat productivity should be made by a panel of qualified biologists using habitat analysis methods acceptable to the U.S. Fish and Wildlife Service and the California Department of Fish and Game.

6.9 ARCHAEOLOGICAL SURVEYS

Cultural resources must be preserved and protected for their scientific, educational, and aesthetic values. The following standards shall apply to archaeological surveys conducted for all potential development sites within the county:

- The objectives of all archaeological surveys shall be to locate, record, and evaluate the archaeological importance of all historic and prehistoric cultural resources within the survey area. Recording shall adhere to guidelines of the most recent *Handbook for Completing an Archaeological Site Record* published by the California Office of Historic Preservation, Sacramento. Archaeological importance shall be evaluated against criteria in Appendix K to the *CEQA Guidelines*. For projects with federal involvement i.e., those on federal lands or requiring federal licensing, permitting, or funding, procedures of Section 106 of the National Historic Preservation Act of 1966 shall be adhered to and archaeological significance shall be evaluated against National Register of Historic Places eligibility criteria. Impacts to resources found to be archaeologically important or significant under state or federal criteria shall be considered significant impacts.

- The project archaeologist shall be a qualified professional who is certified by the Society of Professional Archaeologists (SOPA) or who can demonstrate equivalent qualifications.

- All archaeological surveys shall be preceded by a records search of the California Archaeological Inventory, Northeast Information Center,

California State University, Chico. The purposes of the records search are to:

- determine whether the property had been previously surveyed for cultural resources.
- determine whether previously recorded cultural resources are present on the property.
- determine if California Historic Landmarks or sites listed on the National Register of Historic Places occupy the property.
- provide information regarding the archaeological sensitivity of the project area to aid in developing appropriate survey strategies.

- All archaeological surveys shall be *complete* surveys. Sampling strategies are generally considered inappropriate and inadequate.
- Survey strategies shall be designed to provide a reasonable opportunity to encounter all cultural resources within the project area, regardless of size and type.
- Mitigation shall be provided in accordance to mitigation criteria in Appendix K to the *CEQA Guidelines*.
- Treatment of human remains shall be in accordance with state law as summarized in Appendix K to the *CEQA Guidelines*.
- Whenever cultural resources e.g., artifacts, sites, features, and structural remains that represent past human activity that had not previously been identified and recorded during an archaeological survey are encountered during construction, work on that location shall cease immediately until a professional archaeologist can be consulted to evaluate the significance of the find and implement appropriate mitigation measures in consultation with the County and the landowner or developer.

6.10 NOISE/LAND USE COMPATIBILITY GUIDELINES AND NOISE LEVEL STANDARDS

- Development of noise-sensitive receptors shall not be allowed where the noise level due to non-transportation noise sources will exceed the noise level standards contained in Table 6-1, as measured immediately within the property line of the new development, unless effective noise mitigation measures have been incorporated into the development design to achieve the standards specified in Table 6-1.

  Typical non-transportation or industrial noise sources located within Glenn County include, but are not limited to, the Glenn Growers rice drying facility, Manville Insulation industrial facility, Holly Sugar Corporation, Baldwin Contracting Company, Stony Creek Sand and Gravel, Valley Rock Products Inc., Martin Sand and Gravel, and miscellaneous agricultural operations. Typical noise sources associated with these types of operations include machinery, fans, blowers, truck traffic, heavy equipment, warning bells and HVAC systems.

  A detailed discussion of each of these facilities and types of noise sources associated with each of the facilities is included in the *Environmental Setting Technical Paper.* Where possible, noise measurement data were collected for some of the non-transportation noise sources.

  Specifically, noise level measurement data collected for the Manville Insulation facility indicated that an average noise level of 57.5 dB occurs at a distance of approximately 750 feet. The approximate location of the 50 dB L_{eq} contour for the Manville plant is approximately 1,775 feet. File data for rice drying facilities indicate that an average noise level of 70.5 dB can be expected at a distance of 50 feet. The projected distance to the 50 dB L_{eq} contour associated with rice drying facilities is approximately 100 feet.

- Noise created by new proposed non-transportation noise sources shall be mitigated so as not to exceed the noise level standards of Table 6-1 as measured immediately within the property line of lands designated for noise-sensitive uses. This standard does not apply to mobile noise

sources associated with agricultural operations on lands zoned for agricultural uses.

- Where proposed non-residential land uses are likely to produce noise levels exceeding the performance standards of Table 6-1 at existing or planned noise-sensitive uses, an acoustical analysis meeting the requirements of Section 6.12 shall be required as part of the environmental review process so that noise mitigation may be included in the project design.

- The feasibility of proposed projects with respect to existing and future transportation noise levels shall be evaluated by comparison to Figure 6-1. Transportation noise sources are defined as traffic on public roadways, railroad line operations, and aircraft in flight.

- New development of noise-sensitive land uses will not be permitted in areas exposed to existing or projected levels of noise from transportation noise sources which exceed the levels specified in Table 6-2, unless the project design includes effective mitigation measures to reduce noise in outdoor activity areas and interior spaces to the levels specified in Table 6-2. See Tables 6-3 and 6-4 and Figures 6-2, 6-3 and 6-4 for noise contour data of known transportation noise sources.

- Noise created by new transportation noise sources, including roadway improvement projects, shall be mitigated so as not to exceed the levels specified in Table 6-2 at outdoor activity areas or interior spaces of existing noise-sensitive land uses.

- Where noise-sensitive land uses are proposed in areas exposed to existing or projected exterior noise levels exceeding the levels specified in Table 6-2 or the performance standards of Table 6-1, an acoustical analysis meeting the requirements of Section 6.12 shall be required as part of the environmental review process so that noise mitigation may be included in the project design.

- Where noise mitigation measures are required to achieve the standards of Tables 6-2 and 6-1, the emphasis of such measures shall be placed upon site planning and project design. The use of noise barriers shall

be considered a means of achieving the noise standards only after all other practical design-related noise mitigation measures have been integrated into the project.

TABLE 6-1

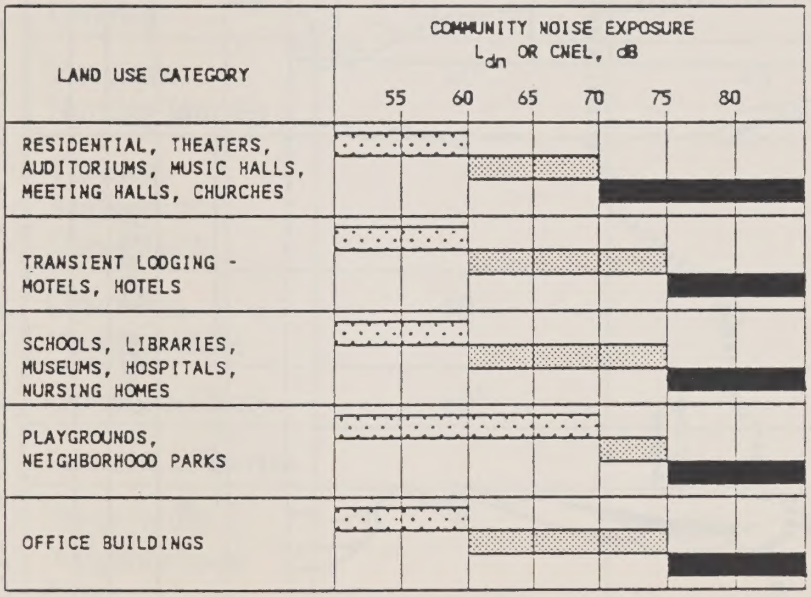
NOISE LEVEL PERFORMANCE STANDARDS FOR NEW PROJECTS AFFECTED BY OR INCLUDING NON-TRANSPORTATION SOURCES

Noise Level Descriptor	Daytime (7 a.m. to 10 p.m.)	Nighttime (10 p.m. to 7 a.m.)
Hourly L_{eq}, dB	50	45
Maximum level, dB	70	65

Each of the noise levels specified above shall be lowered by five dB for simple tone noises, noises consisting primarily of speech or music, or for recurring impulsive noises. These noise level standards do not apply to residential units established in conjunction with industrial or commercial uses e.g., caretaker dwellings.

Source: Brown-Buntin Associates, Inc., 1992.

LAND USE COMPATIBILITY GUIDELINES FOR DEVELOPMENT



INTERPRETATION

ACCEPTABLE

Specified land use is satisfactory. No noise mitigation measures are required.

CONDITIONALLY ACCEPTABLE

Use should be permitted only after careful study and inclusion of protective measures as needed to satisfy the policies of the Noise Element.

UNACCEPTABLE

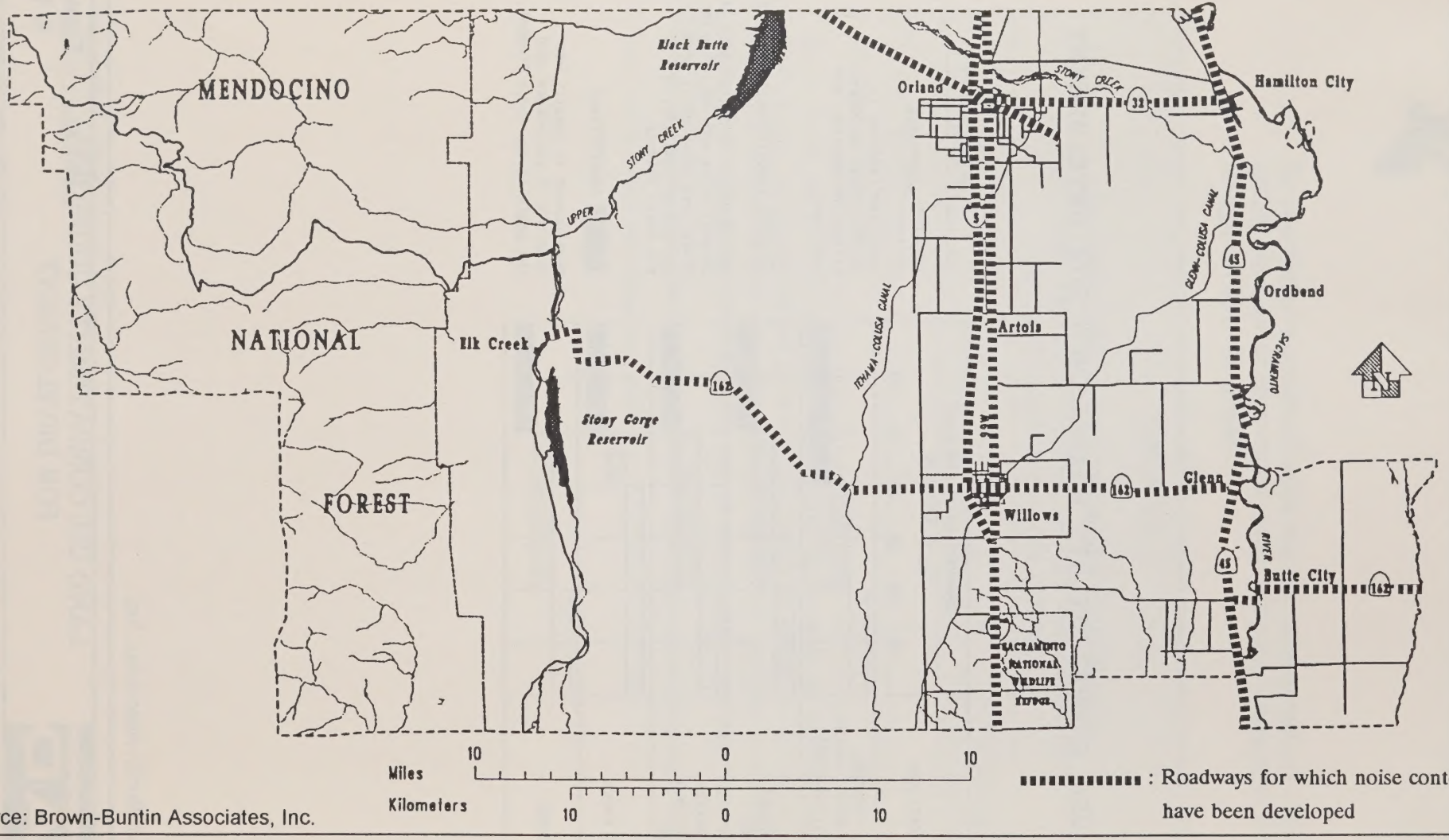
Development is usually not feasible in accordance with the goals of the Noise Element.

Source: Brown-Buntin Associates, Inc.

QUAD

LAND USE COMPATIBILITY GUIDELINES FOR DEVELOPMENT

Figure 6-1



Source: Brown-Buntin Associates, Inc.

Glenn County

QUAD

ROADWAY NOISE CONTOUR LOCATIONS

Figure 6-2

TABLE 6-2
MAXIMUM ALLOWABLE NOISE EXPOSURE
TRANSPORTATION NOISE SOURCES

Land Use	Outdoor Activity Areas[1]	Interior Spaces	
	L_{dn}/CNEL,dB	L_{dn}/CNEL,dB	L_{eq},dB[2]
Residential	60[3]	45	-
Transient Lodging	60[3]	45	-
Hospitals, Nursing Homes	60[3]	45	-
Theaters, Auditoriums, Music Halls	-	-	35
Churches, Meeting Halls	60[3]	-	40
Office Buildings	60[3]	-	45
Schools, Libraries	-	-	45
Playgrounds, Neighborhood Parks	70	-	-

1 Where the location of outdoor activity areas is unknown, the exterior noise level standard shall be applied to the property line of the receiving land use.

2 As determined for a typical worst-case hour during periods of use.

3 Where it is not possible to reduce noise in outdoor activity areas to 60 dB L_{dn}/CNEL or less using a practical application of the best-available noise reduction measures, an exterior noise level of up to 65 dB L_{dn}/CNEL may be allowed provided that available exterior noise level reduction measures have been implemented and interior noise levels are in compliance with this table.

Source: Brown-Buntin Associates, Inc., 1992.

TABLE 6-3
TRAFFIC NOISE CONTOUR DATA
DISTANCE (FEET) FROM CENTER OF ROADWAY
TO L_{dn} CONTOURS

Segment	Description	Future	
		60 dB	65 dB
Interstate 5:			
1	South County Line to Road 57	928	431
2	Road 57 to Road 162	952	442
3	Road 162 to Road 39	1103	512
4	Road 39 to Road 33	1020	473
5	Road 33 to Road 27	1009	468
6	Road 27 to Road 16	952	442
7	Road 16 to Road 7	969	450
8	Road 7 to North County Line	979	454
State Route 162:			
9	West County Line to Interstate 5	71	33
10	I-5 to State Route 45	119	55
11	S.R. 45 to East County Line	120	56
State Route 45:			
12	South County Line to Road 39	122	57
13	Road 39 to Road 29	120	56
14	Road 29 to State Route 32	107	49
State Route 32:			
15	Interstate 5 to 6th Street	267	124
16	6th Street to State Route 45	485	225
17	State Route 45 to East County Line	322	149

TABLE 6-3
TRAFFIC NOISE CONTOUR DATA
DISTANCE (FEET) FROM CENTER OF ROADWAY
TO L_{dn} CONTOURS

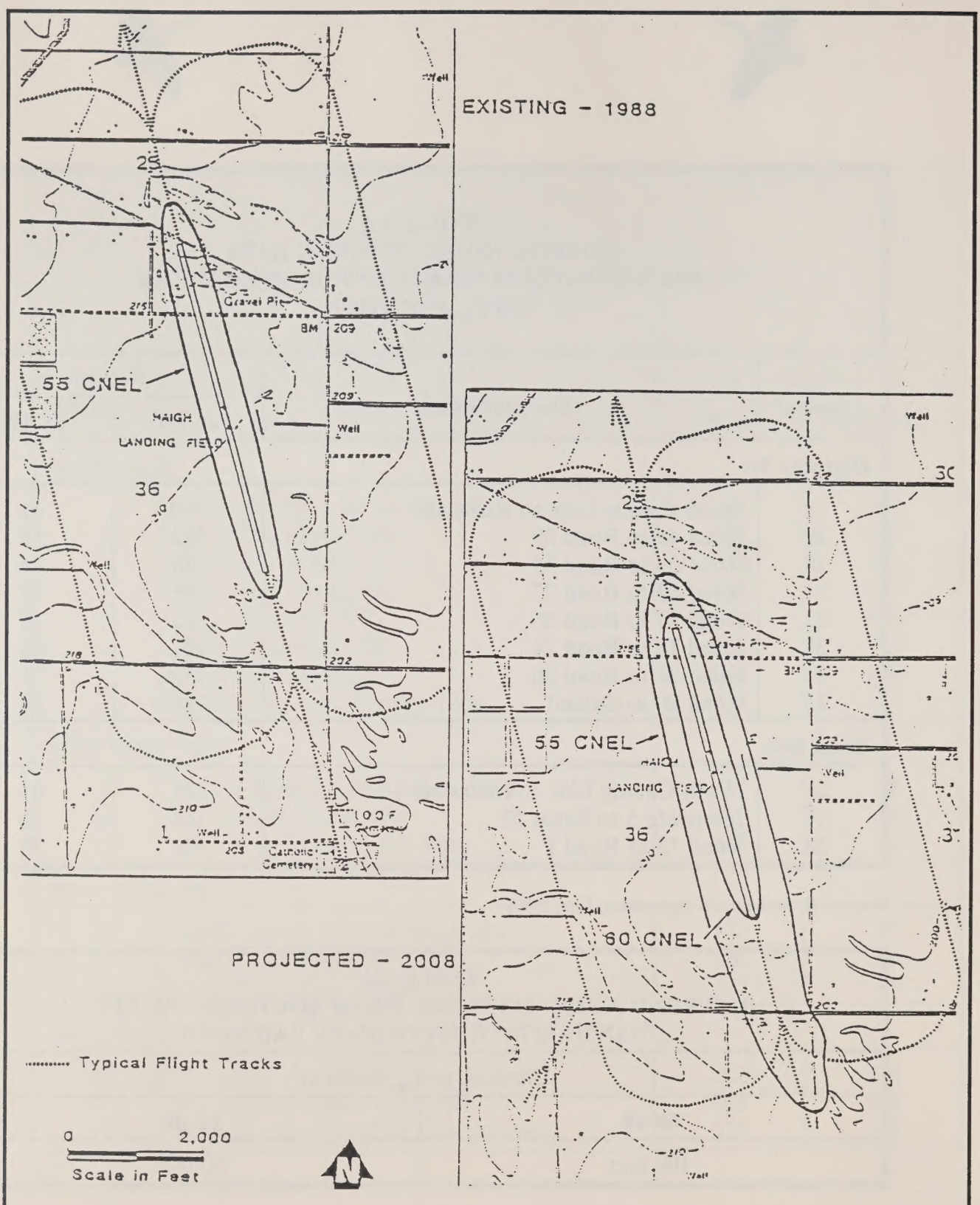
Segment	Description	Future	
		60 dB	65 dB
Highway 99:			
18	South County Line to Road 48	110	51
19	Road 48 to Road 39	122	56
20	Road 39 to Road 33	96	45
21	Road 33 to Road 27	85	39
22	Road 27 to Road 25	76	35
23	Road 25 to Road 24	137	63
24	Road 24 to Road 20	153	71
25	Road 20 to Orland	146	68
Road 200:			
26	North County Line to Interstate 5	131	61
27	Interstate 5 to Road 12	156	72
28	Road 12 to Road P	71	33

Source: Brown-Buntin Associates, Inc., 1992.

TABLE 6-4
RAILROAD NOISE: DISTANCE FROM SOUTHERN PACIFIC TRANSPORTATION COMPANY RAILROAD

Distance to L_{dn} Contour*	
60 dB	**65 dB**
108 feet	50 feet

Source: Brown-Buntin Associates, Inc., 1991.

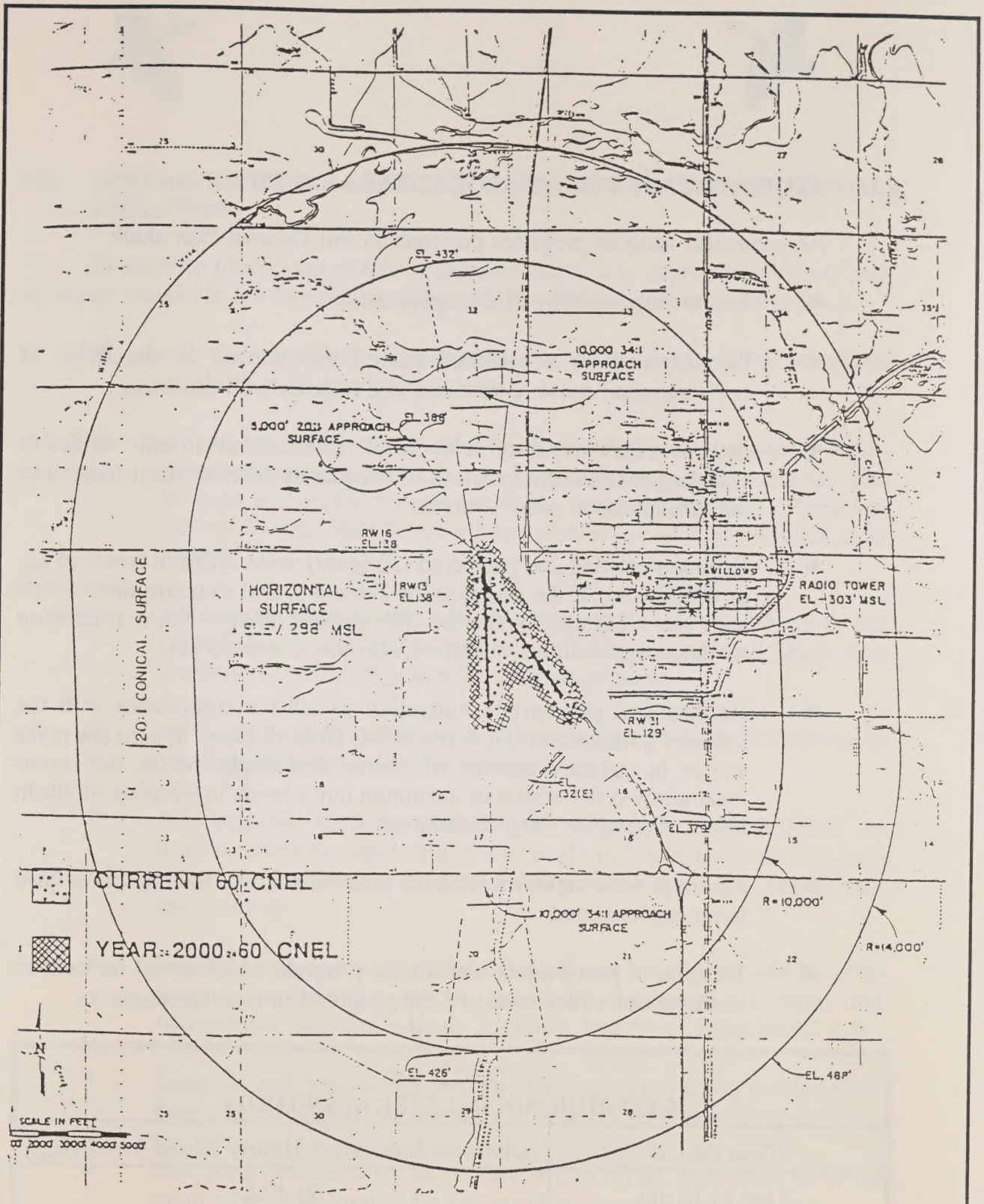


Source: Hodges & Shutt and Brown-Buntin Associates, Inc.

QUAD

ORLAND HAIGH FIELD AIRPORT
CURRENT AND YEAR 2000 60 dB CNEL
NOISE CONTOURS

Figure 6-3



Source: Wadell Engineering and Brown-Buntin Associates, Inc.

QUAD

WILLOWS GLENN COUNTY AIRPORT
CURRENT AND YEAR 2000 60 dB CNEL
NOISE CONTOURS

Figure 6-4

6.11 REQUIREMENTS FOR AN ACOUSTICAL ANALYSIS

An acoustical analysis prepared pursuant to this *General Plan* shall:

- Be the responsibility of the applicant.
- Be prepared by a qualified person experienced in the fields of environmental noise assessment and architectural acoustics.
- Include representative noise level measurements with sufficient sampling periods and locations to adequately describe local conditions and predominant noise sources.
- Estimate existing and projected (20 years) noise levels in terms of L_{dn} or CNEL and/or the standards of Table 6-5, and compare those levels with the adopted policies of this *General Plan*. Noise prediction methodology shall be consistent with this *General Plan*.
- Recommend appropriate mitigation to achieve compliance with the adopted policies and standards of this *General Plan*. Where the noise source in question consists of intermittent single events, the report must address the effects of maximum noise levels in sleeping rooms in terms of possible sleep disturbance.
- Estimate noise exposure after the prescribed mitigation measures have been implemented.
- Describe a post-project assessment program which could be used to evaluate the effectiveness of the proposed mitigation measures.

TABLE 6-5
EXTERIOR NOISE LEVEL STANDARDS

Time Period	Allowable Equivalent Hourly Sound Level (L_{eq})
7 am to 10 pm	50 dBA
10 pm to 7 am	45 dBA

Source: Brown-Buntin Associates, Inc., 1992.

6.12 STANDARDS FOR LANDFILLS, RECYCLING AND COMPOSTING FACILITIES

In order to protect the public health and safety, it is appropriate to establish minimum standards for landfills, recycling, and composting facilities as follows:

- All facilities shall comply with the noise compatibility standards established in this *General Plan*.

- All premises shall be completely surrounded and enclosed by walls, fences or barriers, except for necessary openings. All materials shall be kept and stored behind the walls, fences or barriers. Recycling facility fencing shall be so constructed as to be a continuous sight barrier.

- All facilities shall comply with air quality standards established by the Glenn County Air Pollution Control District, and shall apply best available control technology for dust suppression.

- All facilities shall comply with water quality standards established by the Regional Water Quality Control Board.

- All facilities shall be located on a public road designed to accommodate the amount of traffic projected to be generated by such a facility. Access shall be designed to prevent queuing of vehicles on the roadway.

- Landfills and composting facilities shall not be allowed within 2,000 feet of areas planned and designated for residential use, parks and recreational facilities, schools, hospitals, and other institutional uses.

- Landfills and composting facilities shall not be located inside urban limit lines, and shall not be allowed within 2,000 feet of any airport.

- Recycling facilities may be located within urban limit lines, in areas planned and designated for industrial or heavy commercial uses.

The above standards shall not be applied to recycling collection centers which are limited to the acceptance by donation, redemption, or purchase of recyclable materials from the public. Processing of materials in these centers shall be limited to crushing glass, metal and plastic beverage containers within an enclosed space, including, but not limited to, reverse vending machines.

6.13 ESTABLISHMENT OF URBAN LIMIT LINES

To preserve agricultural land and promote orderly growth, the following standards shall be utilized in locating urban limit lines (ULLs):

- ULLs shall be established around the cities of Willows and Orland and the unincorporated communities of Artois, Butte City, Elk Creek and Hamilton City. In addition, ULLs may be established around planned communities and development nodes along the I-5 corridor as described in Section 6.18.

- To the extent feasible, ULLs shall be coterminous with adopted Spheres of Influence for cities or special districts which provide services to unincorporated communities.

- ULLs shall encompass sufficient area to accommodate growth based on the population forecast for each community or development node established in the *General Plan*, the existing and anticipated 20-year service delivery capability for the city or special district, and a reasonable flexibility factor to allow for sufficient choice, recognizing that some property owners may choose and have the right to continue to farm their land.

- Where possible, ULLs shall follow roads, railroads, water courses or other physical boundaries.

- To provide for consistency in applying development standards, ULLs shall follow parcel lines, and when ULLs follow roadways, the entire right-of-way shall be included within the ULL.

6.14 AMENDMENT OF URBAN LIMIT LINES

The following standards shall be utilized when considering individual requests for amendment to established urban limit lines (ULLs):

- An application for amendment to the *Glenn County General Plan* is filed pursuant to established procedures.
- The amendment is necessary to accommodate the growth of the affected city, community, or development node.
- Plans for development of the property to be included within the ULL are submitted with the amendment application.
- The proposed development is such that it will benefit from the urban services which can be provided within ULLs.
- Amendment of the ULL will provide for the orderly development of the affected city, community or development node.

6.15 CONVERSION OF LAND WITHIN URBAN LIMIT LINES

Land located within ULLs which is designated for general agriculture shall be placed in an exclusive agricultural zone until such time as conversion is appropriate. Conversion shall be considered appropriate when the following standards are met:

- The property is contiguous on at least one side to existing development.
- Full urban services and infrastructure sufficient to serve urban development is either available or can be made available.
- Non-agricultural land suitable for like development is not available in proximity to the subject site and the conversion of the property is necessary to meet growth demands of the community.

6.16 STANDARDS FOR REQUIRING ENVIRONMENTAL REVIEW FOR PERMITS ON LOTS IN ANTIQUATED SUBDIVISIONS

Environmental review, pursuant to the *Environmental Guidelines of Glenn County*, shall be required for development proposals on lots in antiquated subdivisions of more than four parcels when the following conditions exist:

- The parcel is located in the unincorporated area of the county, outside any urban limit line.
- The parcel was created prior to the enactment of a local subdivision ordinance and the 1970 California Environmental Quality Act (CEQA).
- The parcel is undeveloped in that it is used for agriculture or open space purposes.
- The parcel is zoned "FA" (Foothill Agricultural/Forestry), "AP" (Agricultural Preserve), or "AE" (Exclusive Agricultural).
- The parcel contains less than the minimum acreage specified in the applicable zone.

For purposes of this section, development proposals shall be defined as all applications for a residential building permit. Granting such permits for lots located within such antiquated subdivisions shall be viewed as a discretionary project for the purposes enumerated above.

6.17 STANDARDS FOR ESTABLISHING NEW PLANNED COMMUNITIES AND DEVELOPMENT NODES ALONG THE I-5 CORRIDOR

The potential exists for new areas to be developed under the *General Plan* at key interchanges along I-5 as well as in other locations, following future *General Plan* amendments. New planned communities and development nodes shall be permitted within the unincorporated area of the county, subject to the following standards:

- A general plan of development shall be submitted to the County and approved for new planned communities and development within development nodes.

- A general plan of development (General Plan Amendment) shall be approved by the Board of Supervisors for each new planned community, and a specific plan of development (Conditional Use Permit) shall be approved by the Planning Commission for all development within a development node.

- An urban limit line shall be established for each new planned community and development node. To the extent they are applicable, the standards set forth in Section 6.14 shall be utilized when establishing urban limit lines.

- A development agreement shall be executed for all parcels within a new planned community.

- Any new planned community or development within a development node shall provide for public services consistent with the performance criteria established in this *General Plan* for the provision of services within urban limit lines.

- Any new planned community or development within a development node shall be responsible for constructing and/or paying for on-site and off-site capital improvements necessary to serve the development.

- The establishment of a new planned community or development within a development node shall not result in the short-term or long-term reduction in the level of public services provided to existing development.

6.18 ROADWAY LEVEL OF SERVICE STANDARDS

Level of Service C shall be the standard for road segments and signalized intersections within the county. Exceptions to this standard where Level of Service D or E is forecast shall be granted only where it can be demonstrated that

topography, environmental impacts, or other significant factors make mitigation measures impractical. Level of Service F shall be unacceptable under all conditions.

6.19 ROAD DESIGN STANDARDS

For new construction or projects that upgrade roadway widths, the following road design standards shall apply:

Design Hourly Volume	Traveled Way (ft.)	Paved Shoulder Each Side (ft.)	Total Roadbed Width (ft.)
100-200 vehicles/hour	22	6	34
Over 200 vehicles/hour	24	8	40

For roads on an approved bike plan, additional paved shoulder should be added so that the standard for a Type II bicycle facility is met.

Roadbed design should be reviewed on a case-by-case basis because of the significant variation in soil conditions that occur within the county. In general, poor drainage of soils in the south create additional costs for roadbed construction.

6.20 BICYCLE FACILITY STANDARDS

The following bicycle facility standards shall be utilized in designing bicycle facilities in locations specified on an approved Bicycle Plan.

Class I Bikeway: Two-way facility with exclusive right-of-way with crossings by motorists minimized. Minimum paved width shall be eight (8) feet with a minimum two (2) foot graded area on each side. The facility shall have a minimum horizontal clearance of two (2) feet and a minimum vertical clearance of eight (8) feet. A wide separation between bike paths and adjacent highways is recommended, and bike paths closer than five (5) feet shall include a physical barrier preventing bicyclists from encroaching onto the highway.

Class II Bikeway: One-way facility designated by the use of striping (six inches solid white strip) and pavement markings. Minimum width of bike

lane is as follows: four (4) feet where there is no curb or parking; three (3) feet where there is a curb and no parking; five (5) feet where there is striped parking; twelve (12) feet where there is unstriped parking with a vertical curb; and eleven (11) feet where there is unstriped parking with a rolled curb. Raised barriers shall not be used to delineate bike lanes.

Class III Bikeway: Shared facilities with either motorists or pedestrians where bicycle use is secondary. No surface markings are required, and there are no minimum widths designated. Designation generally should include features to promote bicycle usage, such as removing parking, correcting surface irregularities, and a high level of maintenance. Sidewalks should only be used under special circumstances.

6.21 PUBLIC TRANSIT SERVICE STANDARDS

The following standards shall guide the implementation of new public transit service and evaluation of existing services:

- Population in Service Area: Minimum 50 percent of county population.

- Cost per one-way passenger trip: $3.50 (1991 costs) for demand-responsive service, and $5.00 for fixed-route service. These cost standards should be reevaluated annually.

- Farebox Recovery Ratio: 20 percent systemwide, 10 percent fixed-route after six months of operation.

6.22 LEVEL OF SERVICE STANDARDS FOR PUBLIC SERVICES

The following standards shall guide the determination that levels of service are adequate for proposed development:

Police Protection: Staffing ratio of one officer per 1,000 population. Response time of five minutes inside urban limit lines, 15 minutes outside urban limit lines.

Fire Protection: ISO rating of no less than eight for rural areas. ISO rating of no less than five for areas within urban limit lines.

Water Service: Community water system/hookup required for lots less than 10,000 square feet, and for lots larger than 10,000 square feet but less than two acres where no public or community sewage disposal system is available.

Sewer Service: Community sewage disposal system/hookup required for lots less than 10,000 square feet, and for lots larger than 10,000 square feet but less than two acres where no public or community water system is available.

Parks: Ratio of five acres of developed parks per 1,000 population.

Minimum park size of five acres.

Payment of in-lieu fees: Payment of fees shall be required for subdivisions containing 356 lots or less, except for a condominium project, stock cooperative, or community apartment project where dedication of land may be required for fewer lots, or except for areas of new planned communities under a specific plan where payment of fees, dedication of land, or a combination thereof may be required.

Formula for determining in-lieu fees: Average cost per acre of land zoned and assessed for single-family residential use, based on the proportionate acreage requirement calculated by the per capita ratio of five acres of land per 1,000 population.

APPENDIX
LISTING OF TARGET INDUSTRIES AND BUSINESSES

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LISTING OF TARGET INDUSTRIES AND BUSINESSES

Using a variety of techniques, communities and regional economic development organizations have attempted over the years to "target" their business recruitment and industrial promotion efforts, focusing their resources on those industries and businesses most likely to be expanding and willing to locate facilities in a local area. The magnitude and complexity of the industrial and business sector of the national economy makes such a targeting effort a formidable task.

To a large degree, potential target industries and businesses for any locale will be a function of that area's competitive position, with respect to attributes and liabilities, in comparison to other locations serving the same markets. In this regard, Glenn County offers substantial attributes for many industry and business types, but is also characterized by significant liabilities which would prevent many types of businesses from locating in the county. Utilizing an abbreviated form of an evaluative tool used by industrial site selectors in making locational decisions, the comparative attributes of Glenn County as a prospective business location, as compared to other rural counties, have been analyzed. The results of this analysis are summarized below.

OPERATING COST FACTORS		GLENN COUNTY RATING
1.	Manufacturing wage levels	Competitive
2.	Clerical wage levels	Competitive
3.	Market location/freight	Neutral
4.	Utility costs	Competitive
5.	Land costs	Competitive to neutral
6.	Taxes	Competitive

OPERATING CONDITION FACTORS		
1.	Labor availability	Competitive
2.	Labor quality	Neutral
3.	Labor/management relations	Competitive
4.	Availability/quality of utility services	Neutral to non-competitive
5.	Highway accessibility	Neutral
6.	Transportation services	Neutral to non-competitive
7.	Vocational/educational facilities	Neutral to competitive
8.	Protective services	Neutral
9.	Site availability/suitability	Non-competitive

10.	Public attitudes/policy environment	Competitive to neutral
11.	Environmental constraints	Competitive
12.	Financial incentives	Neutral to competitive

QUALITY OF LIFE FACTORS

1.	Housing cost/availability	Neutral
2.	Local shopping facilities	Non-competitive
3.	Hotel/motel accommodations	Non-competitive
4.	Educational opportunities	Neutral to competitive
5.	Medical/health services	Neutral to non-competitive
6.	Community environment	Neutral to competitive
7.	Recreation/cultural	Neutral to non-competitive

To summarize the ratings set out above, the following factors were rated as "competitive", suggesting that Glenn County could capitalize on them in marketing the area to prospective new businesses:

- Manufacturing wage levels
- Clerical wage levels
- Utility costs
- Taxes
- Labor availability
- Labor/management relations
- Environmental constraints

Additionally, the following factors were rated "neutral to competitive", suggesting that they could be represented as potential attributes to prospective businesses seeking Glenn County as a location, depending upon specific characteristics of the business:

- Vocational/educational facilities
- Public attitudes/policy environment
- Financial incentives
- Educational opportunities
- Community environment

Finally, the following factors were rated either "neutral", "neutral to non-competitive" or "non-competitive", indicating that they do not, other than on an exceptional basis, represent potential attributes to offer to business and industry in competition with other areas of rural California seeking business locations and expansion:

- Market location/freight
- Labor quality
- Availability/quality of utility services
- Highway accessibility
- Transportation services
- Protective services
- Site availability/suitability
- Housing cost/availability
- Local shopping facilities
- Hotel/motel accommodations
- Medical/health services
- Recreation/culture

Given the attributes and liabilities identified above, and in the context of both known trends in business and industrial development elsewhere in the State and nation, the following list of potential "target" businesses and industries has been developed to suggest the types of new businesses which might be successfully recruited to locate in Glenn County:

- Dairies and the processing of dairy products (this industry is rapidly being displaced from the State's metropolitan areas and is seeking locales where operating conditions are appropriate and where long-term stability seems assured)

- The brewing and/or making and bottling of beverages (the county has a readily available water supply and adequate, if not optimal, shipping access and lies in relative proximity to ingredient sources for beer, soft drinks, etc.)

- Clothing products (the wage structure in the county is consistent with the requirements of this industry, which continues to grow slowly but steadily in the U.S., and shipping capabilities are adequate to support such an industry)

- Mobilehome and modular housing manufacturing (foreseen as a potential growth industry for the 1990's and beyond, this industrial classification is only somewhat location-sensitive with respect to materials shipping and the delivery of product; Glenn County is similar in several respects to other mobilehome and modular housing product manufacturing sites in California)

- Miscellaneous "proprietary" industries and businesses, i.e. businesses operated by their owners and generally employing up to approximately fifty workers (such businesses, where products are owner-developed and often occupy unique market niches, tend to not be location-sensitive for traditional reasons, sites being determined instead by owner preference for a living environment or other personal factor)

- Assembly and/or packaging of manufactured products (shipping capabilities and market location of Glenn County are not optimal for such industries, but labor force characteristics and operating costs characteristics are suited)

Other industry and business categories which were identified by local officials, residents and other interested parties during the General Plan preparation process as having potential to be attracted to Glenn County include:

- Recycling operations (a feasibility study to determine whether such operations could be located in the county, under the auspices of a "recycling market development zone", was underway during the General Plan formulation process)

- So-called "bio-tech" industries (based upon the forest and agricultural products base to the county's economy, making a preponderance of resource material available)

- Mineral (i.e. natural gas and aggregate) extraction (the county is already the site of some natural gas wells and has a substantial aggregate resource in the foothills to the west of I-5)

In addition to the industries discussed above, the issue of retail business expansion and/or recruitment was a topic of discussion during the General Plan process. Previous studies have shown that the potential for regional retail development in Glenn County is currently quite limited. Community-level commercial uses will continue to develop in response to locally-generated market demand, but for purposes of this discussion, are not regarded as a segment of the economy requiring specific targeted recruitment efforts. Retail commercial outlets, however, which would bring net new (outside) expenditures into the county, employ substantial numbers of people and establish or fill a unique regional market niche are an appropriate target for the County's economic development efforts. One potential business category which might meet these criteria is an outdoor recreation products (camping, hunting, fishing, etc.) outlet center. Such a center, which would include major "name" outdoor products outlets, could prospectively be developed

along the I-5 corridor and would be expected to attract trade from throughout the Sacramento Valley region, as well as highway traffic.

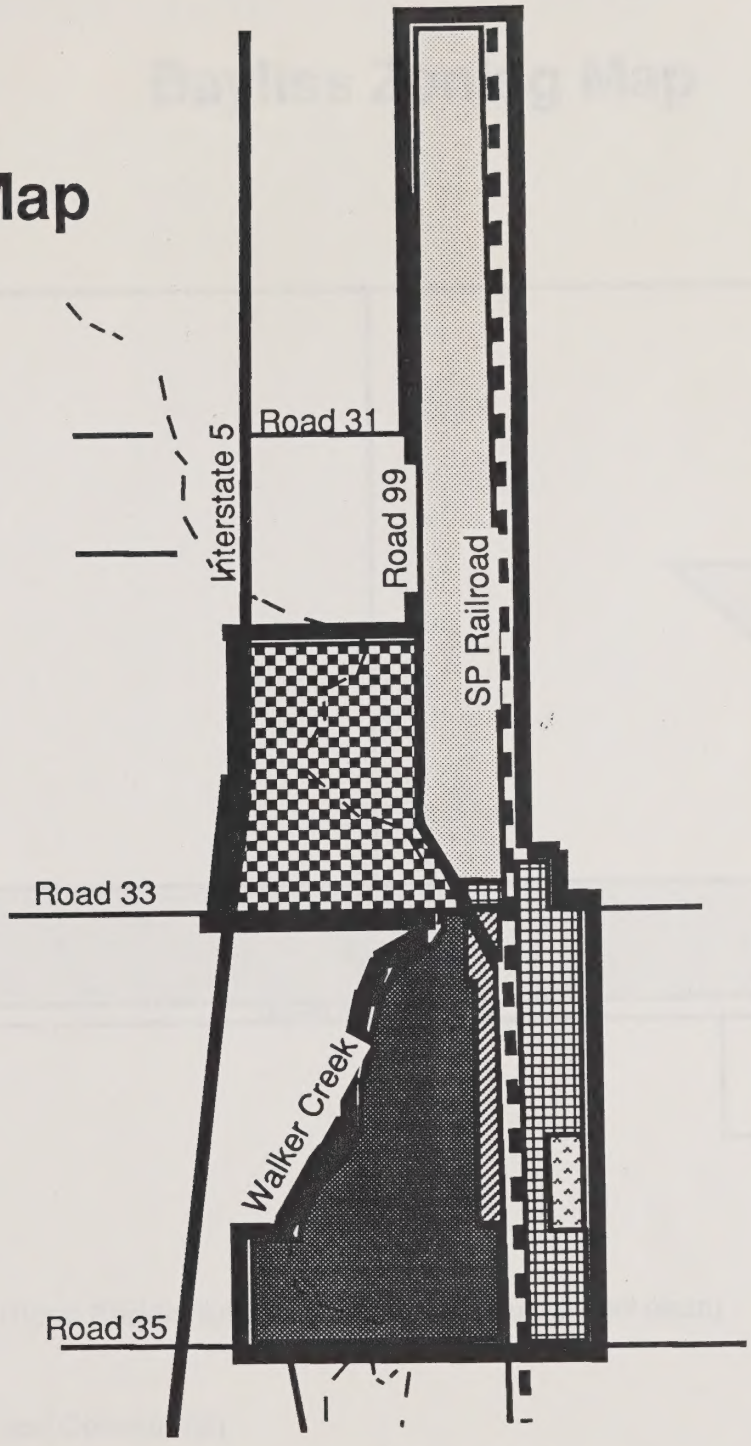
Business categories included in this discussion are not intended to be an exhaustive representation of target industries and outlets which should be pursued by Glenn County in futherence of the County's economic development objectives. As recommended in the text of the General Plan, the County and the various economic development organizations which are active locally should annually review and compile a priority listing of industry and business categories upon which specific recruitment activities would be concentrated.

Oversized Map or Foldout not scanned.

Item may be viewed at the
Institute of Governmental Studies Library, UC Berkeley.

Oversized Map or Foldout not scanned.

Artois Zoning Map



N

No Scale

"AE-40" (Exclusive Agricultural, 40 acre minimum parcel size)

"RE-5" (Rural Residential Estate, 5 acre minimum parcel size)

"R-1" (Single Family Residential)

"CC"(Community Commercial)

"HVC" (Highway and Visitor Serving Commecial)

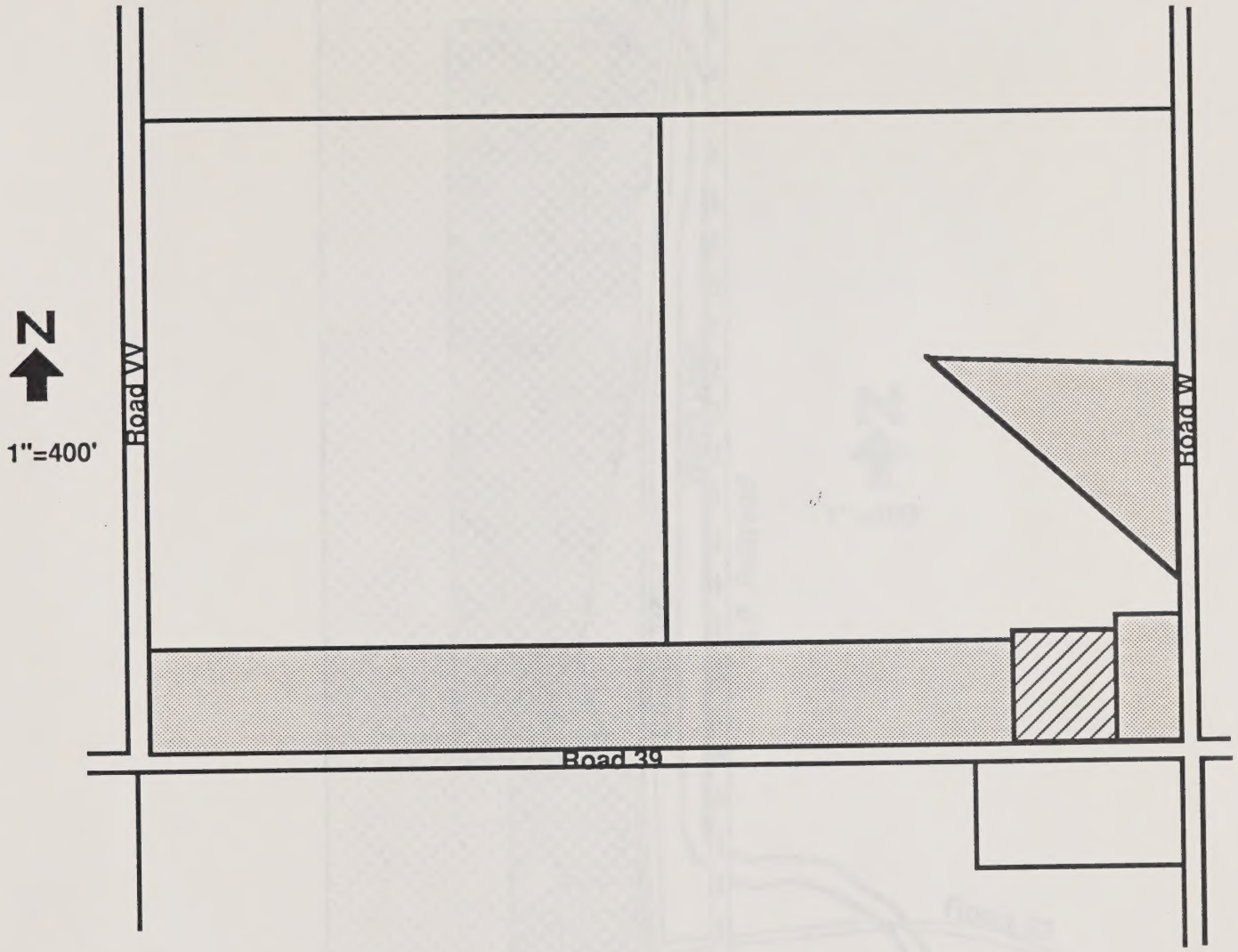
"M" (Industrial)

Urban Limit Line

Within Special Overlay Designation Areas for Biological Importance and Floodplain.
Consult FEMA Maps for precise location of floodprone areas.

May 10, 1993

Bayliss Zoning Map

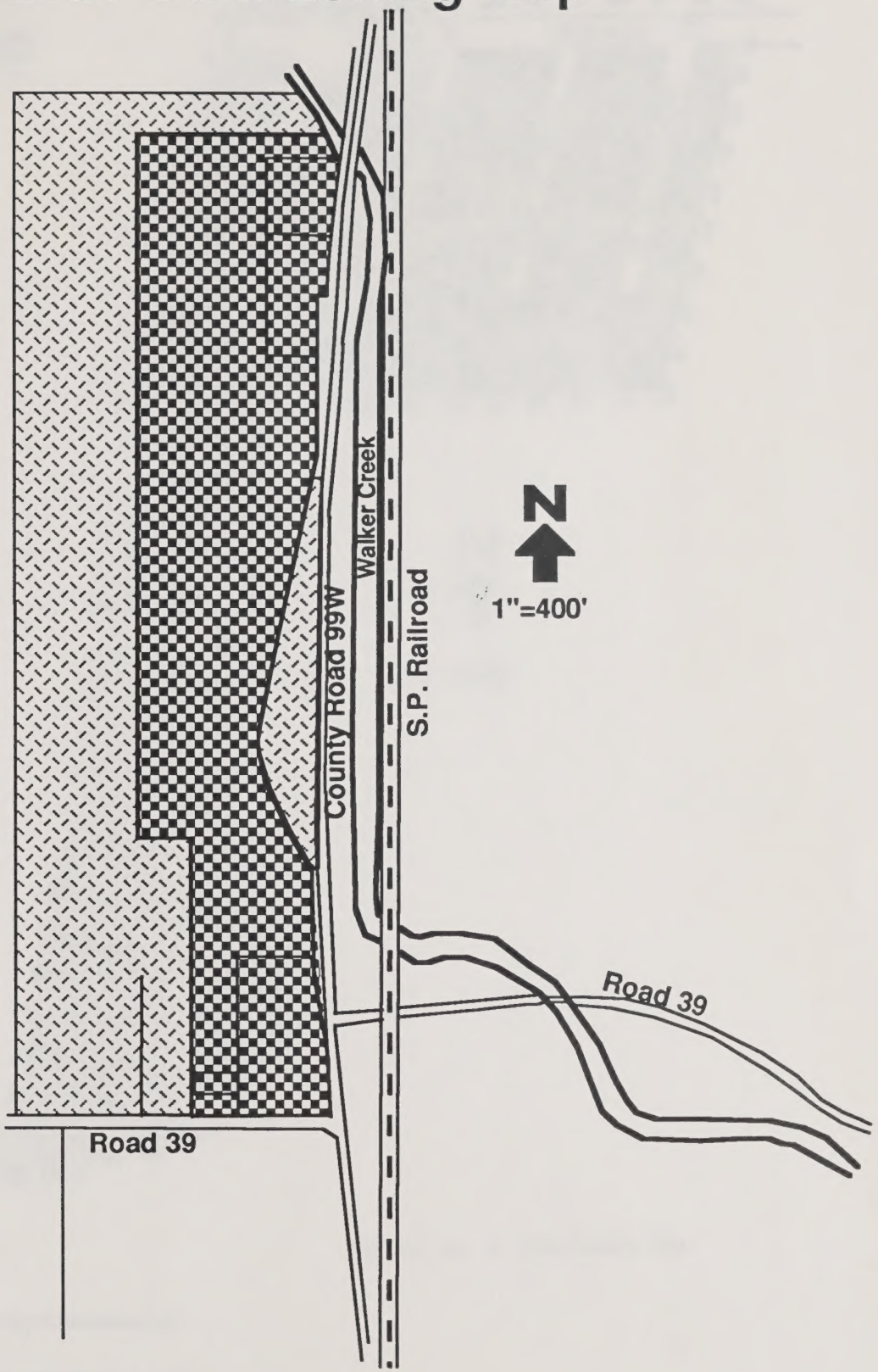


"RE-5" (Rural Residential Estate, 5 acre minimum parcel eisze)

"LC" (Local Commercial)

May 10, 1993

Blue Gum Zoning Map



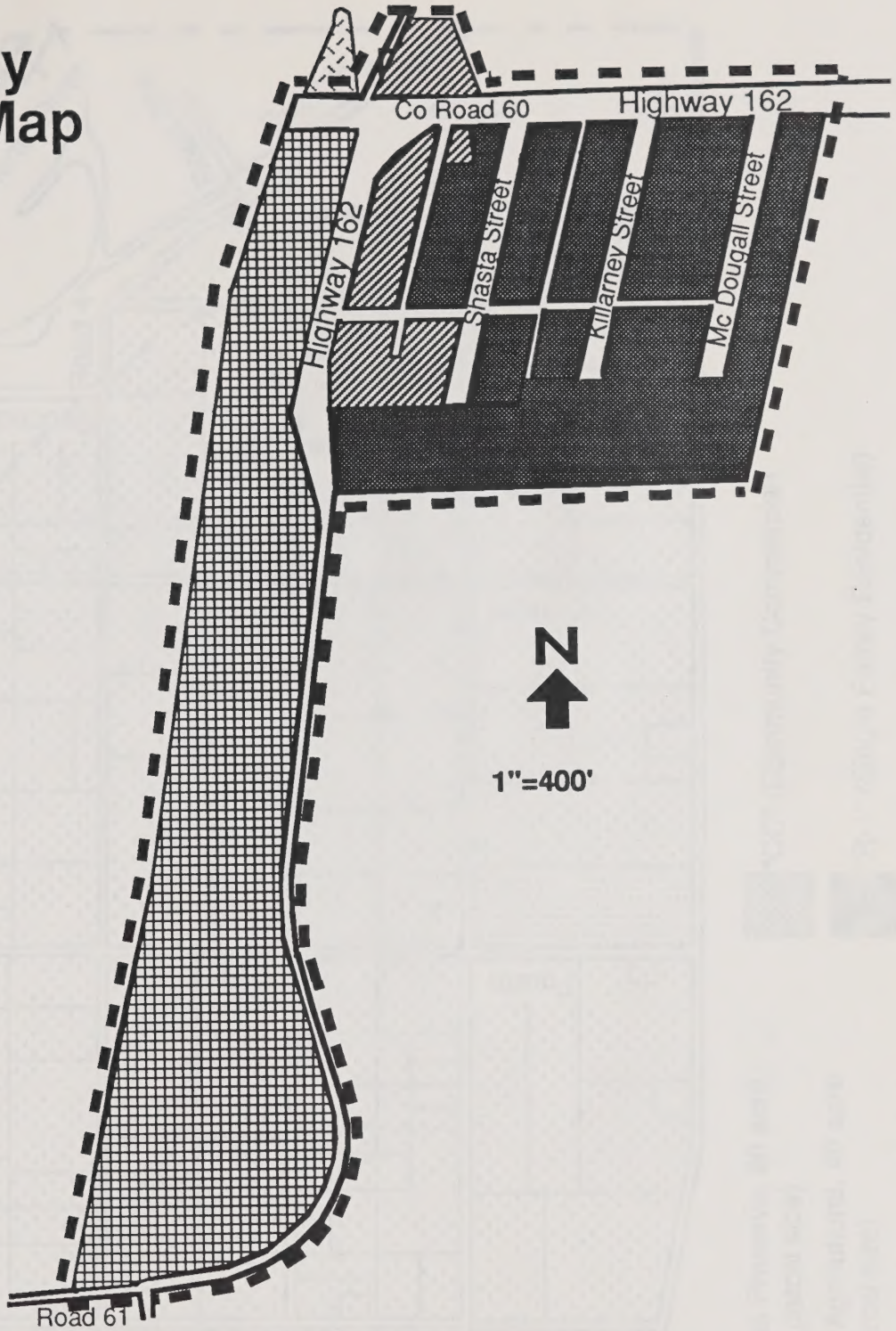
"AE-20" (Exclusive Agricultural, 20 acre minimum parcel size)

May 10, 1993

"HVC" (Highway and Visitor Serving Commercial)

Area is within Special Overlay Designation Areas for Floodplain and Biological Importance. Consult FEMA maps for precise location of floodprone areas.

Butte City Zoning Map



"M" (Industrial)

"CC" (Community Commercial)

"R-1" (Single Family Residential)

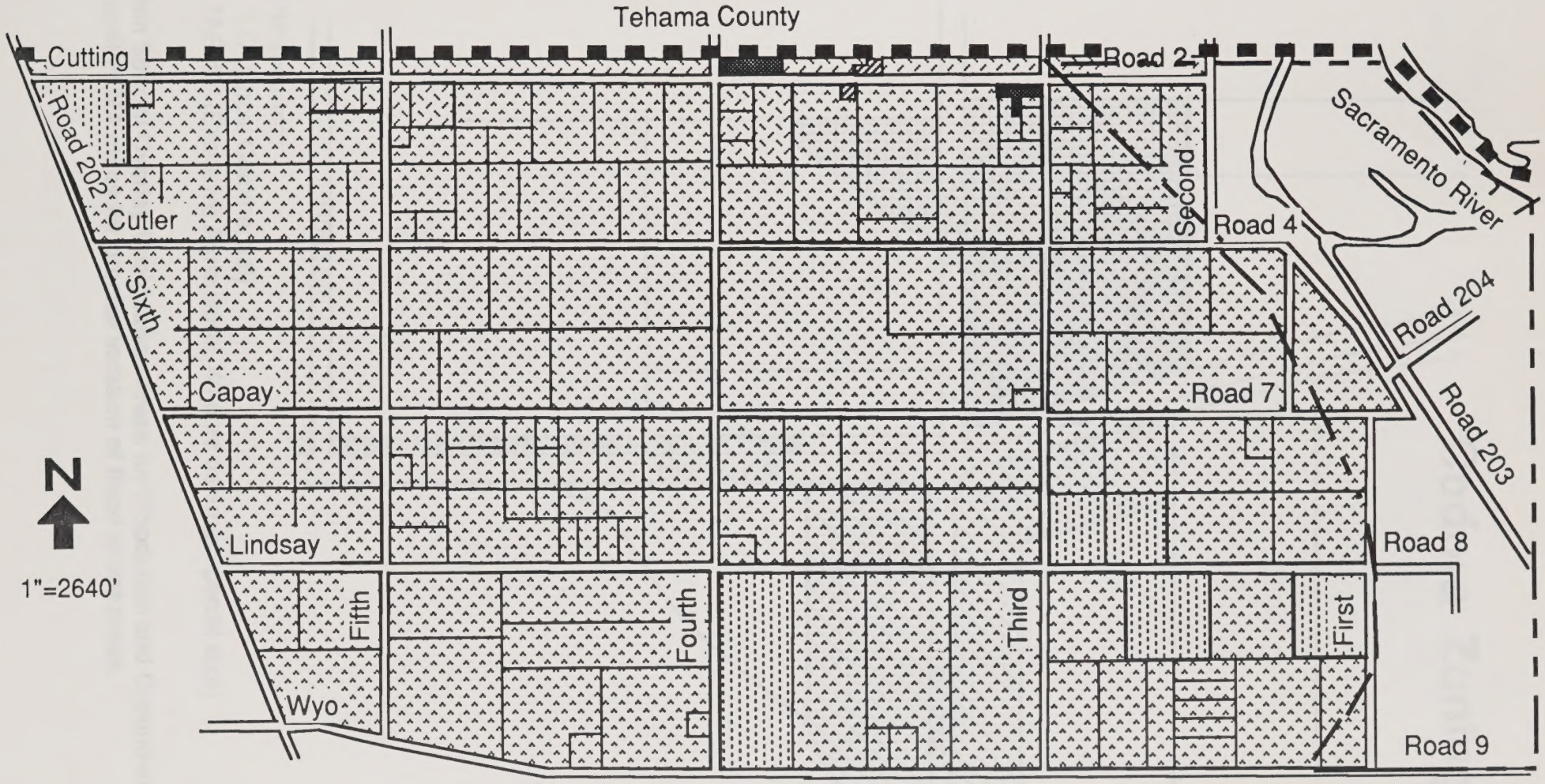
"AE-20" (Exclusive Agricultural, 20 acre minimum parcel size)

Urban limit line

Within Special Overlay Designation Areas for Biological Importance, Floodway and Floodplain. Consult FEMA maps for precise location for floodprone areas. Consult Reclamation Board Designated Floodway Maps for precise floodway areas.

May 10, 1993

Capay Zoning Map



"AP-80" (Agricultural Preserve, 80 acre minimum parcel size)

"AE-40" (Exclusive Agricultural, 40 acre minimum parcel size)

"AE-20" (Exclusive Agricultural , 20 acre minimum parcel size)

Approximate Groundwater Recharge Overlay Area

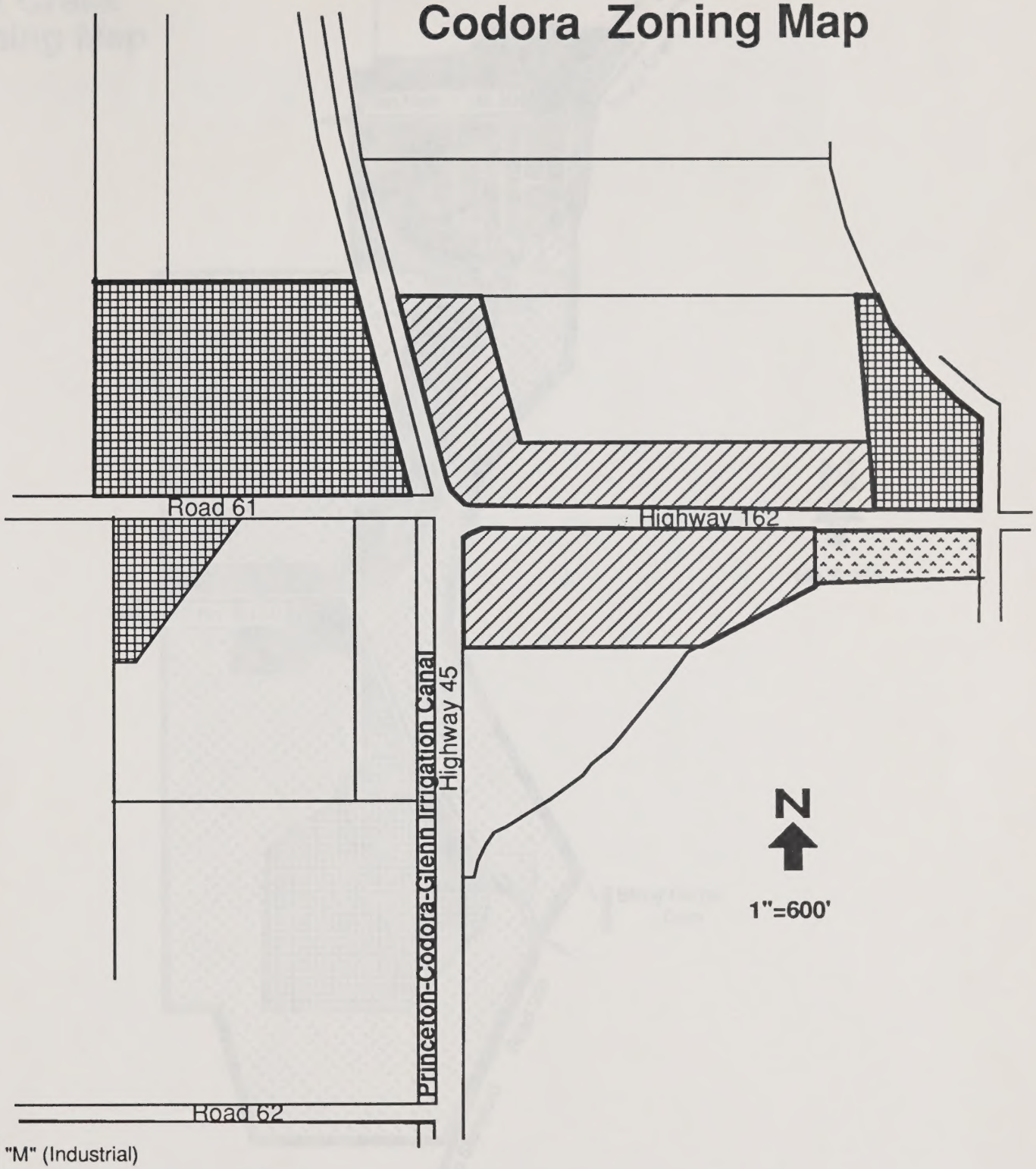
"CC" (Community Commercial)

"R-1" (Single Family Residential)

County line

May 10, 1993

Codora Zoning Map

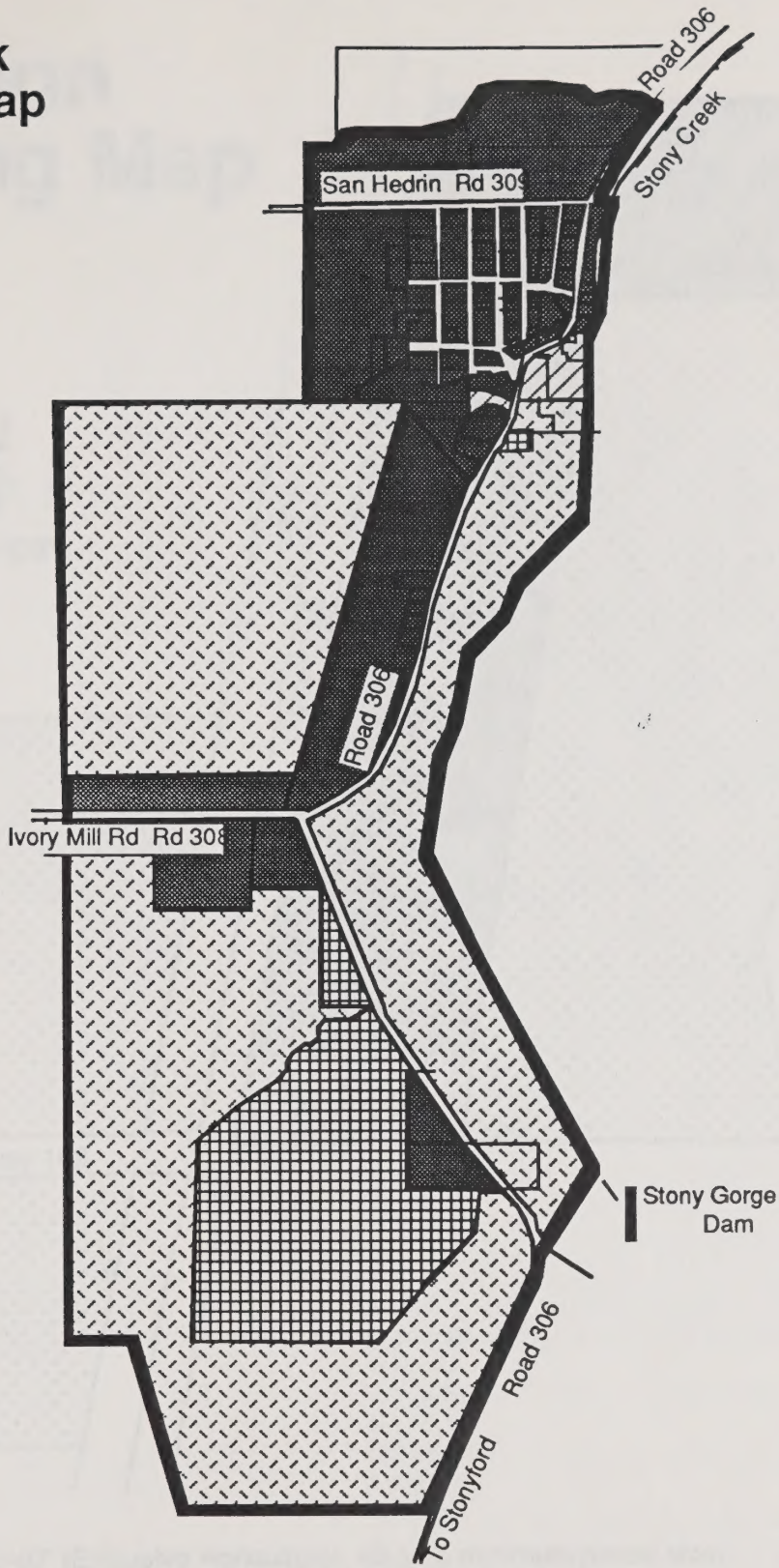


"M" (Industrial)
"LC" (Local Commercial)
"AE-40" (Exclusive Agricultural, 40 acre minimum parcel size)

Within Special Overlay Designation Areas for Floodplain and Groundwater Recharge. Consult FEMA maps for precise location of flood prone areas.

June 15, 1993

Elk Creek Zoning Map



N

No Scale

"AE-20" (Exclusive Agricultural, 20 acre minimum parcel size)

"M" (Industrial)

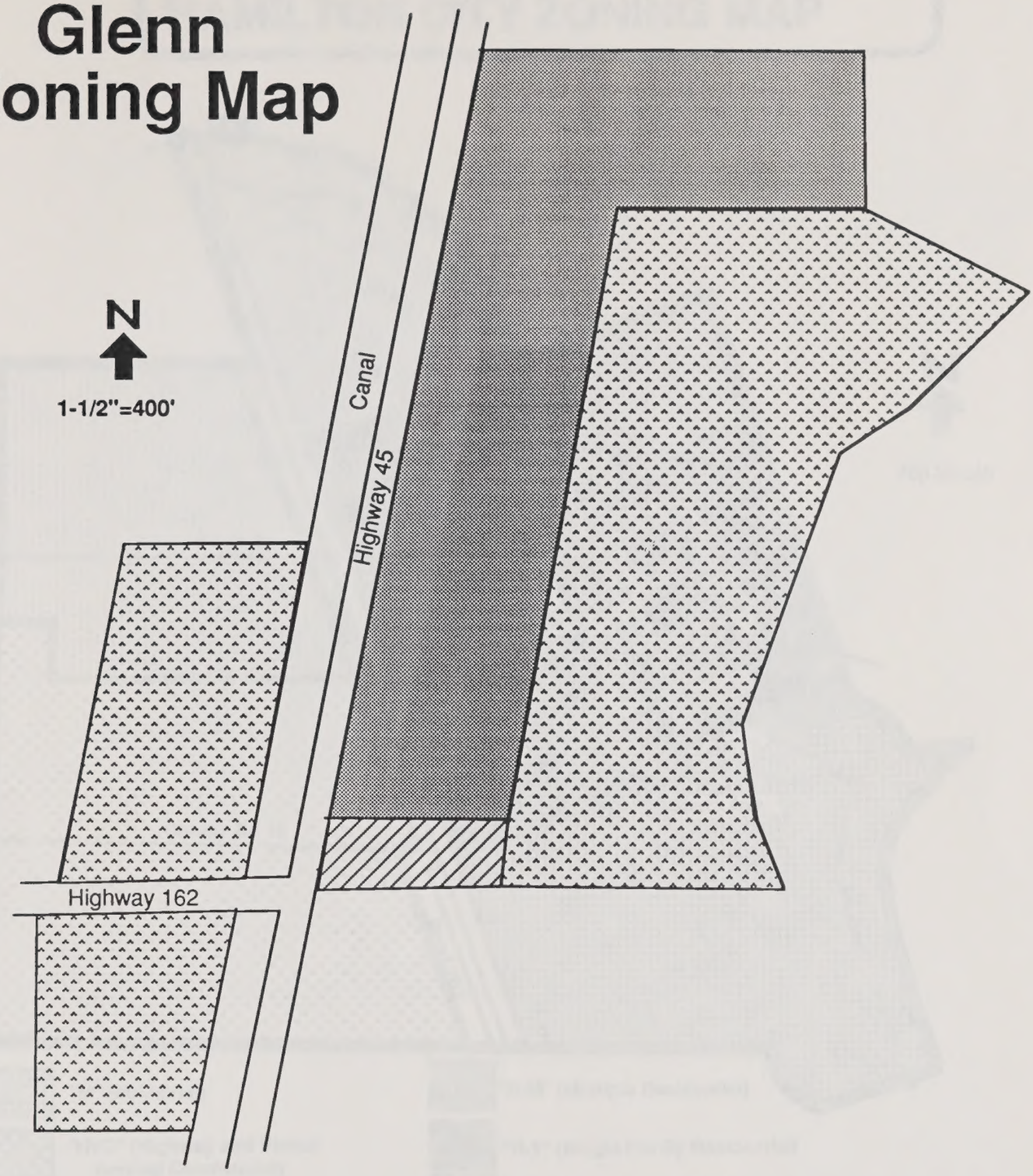
"R-1" (Single Family Residential)

"LC" (Local Commercial)

Within Special Overlay Designation Area for Biological Importance.

May 10, 1993

Glenn Zoning Map



"AE-40" (Exlcusive Agricultural, 40 acre minimum parcel size)

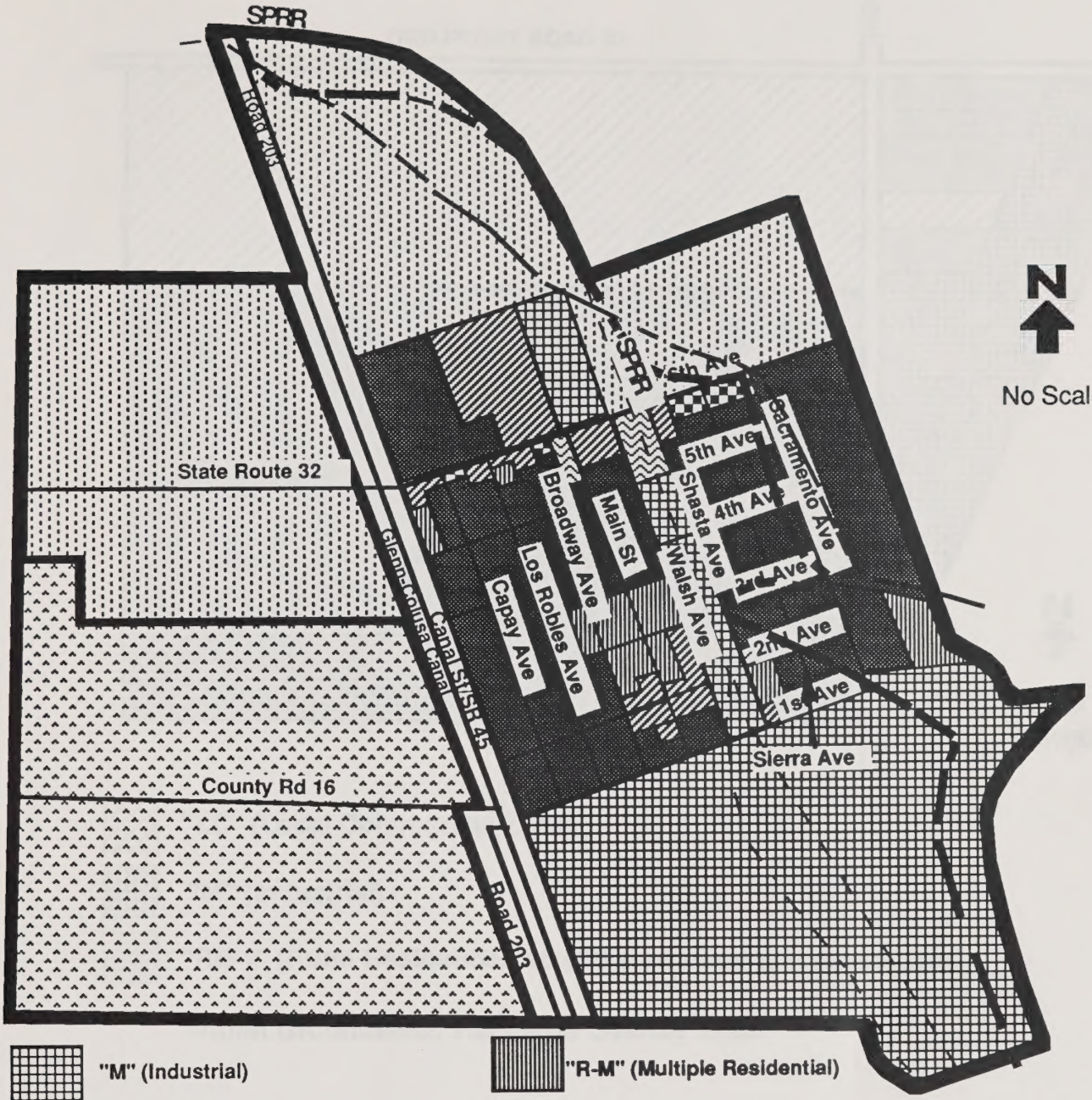
"RE-1" (Rural Residential Estate, 40,000 square foot minimum parcel size)

"LC" (Local Commercial)

Area on east side of Highway "45" is within the Special Overlay Designation for Groundwater Recharge

May 10, 1993

HAMILTON CITY ZONING MAP



"M" (Industrial)

"HVC" (Highway and Visitor Serving Commercial)

"CC" (Community Commercial)

"SC" (Service Commercial)

"R-M" (Multiple Residential)

"R-1" (Single Family Residential)

"AE-40" (Exclusive Agricultural, 40 acre minimum parcel size)

"AP-80" (Agricultural Preserve, 80 acre min parcel size)

Within Groundwater Recharge Overlay Area

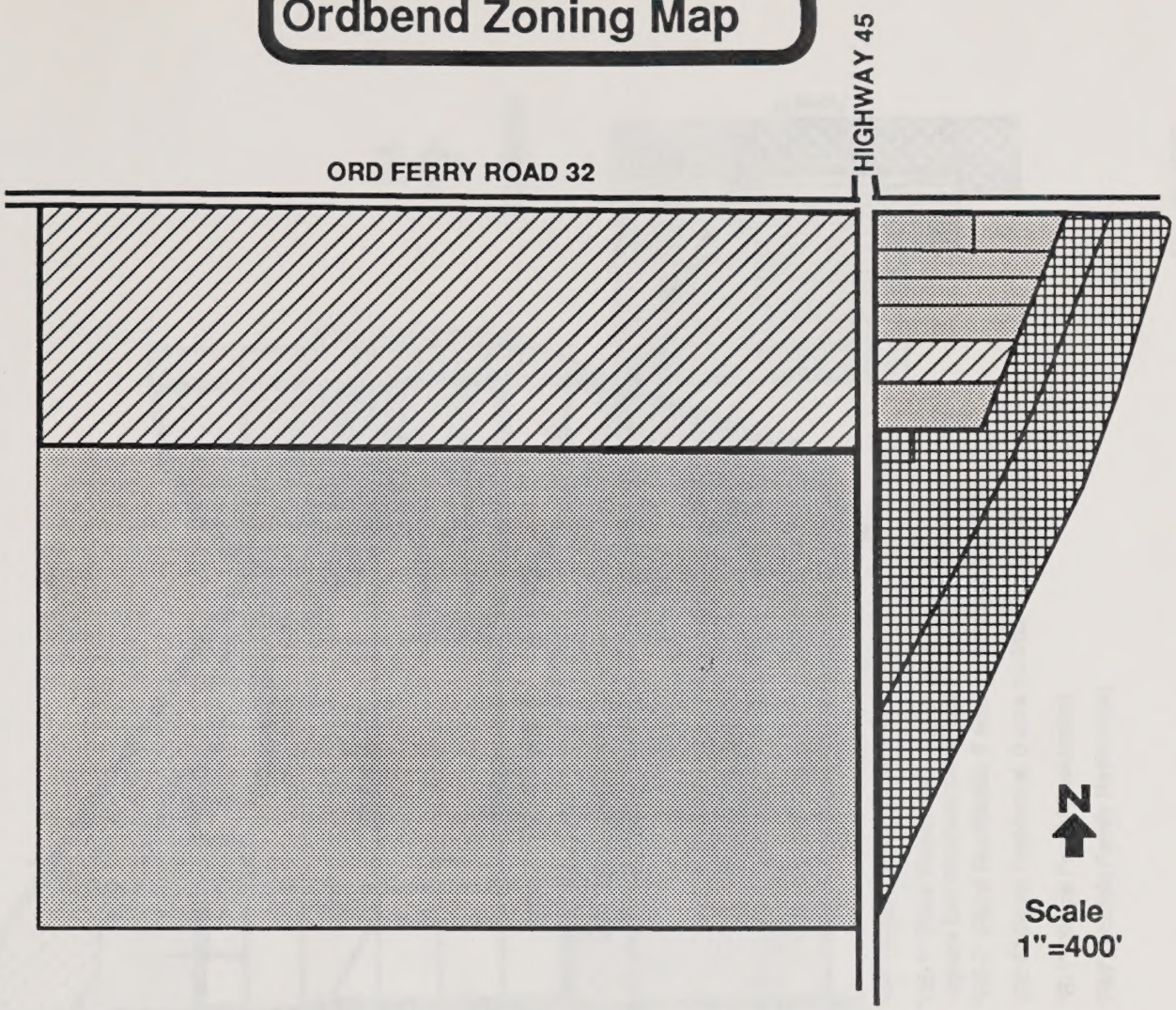
Southern Pacific Railroad

Approximate Biological Importance Overlay Boundary for area to the east of the line

Approximate Flood Plain Overlay Boundary area. Consult FEMA maps for precise location.

September 24, 1993

Ordbend Zoning Map



"LC" (Local Commercial Zone)

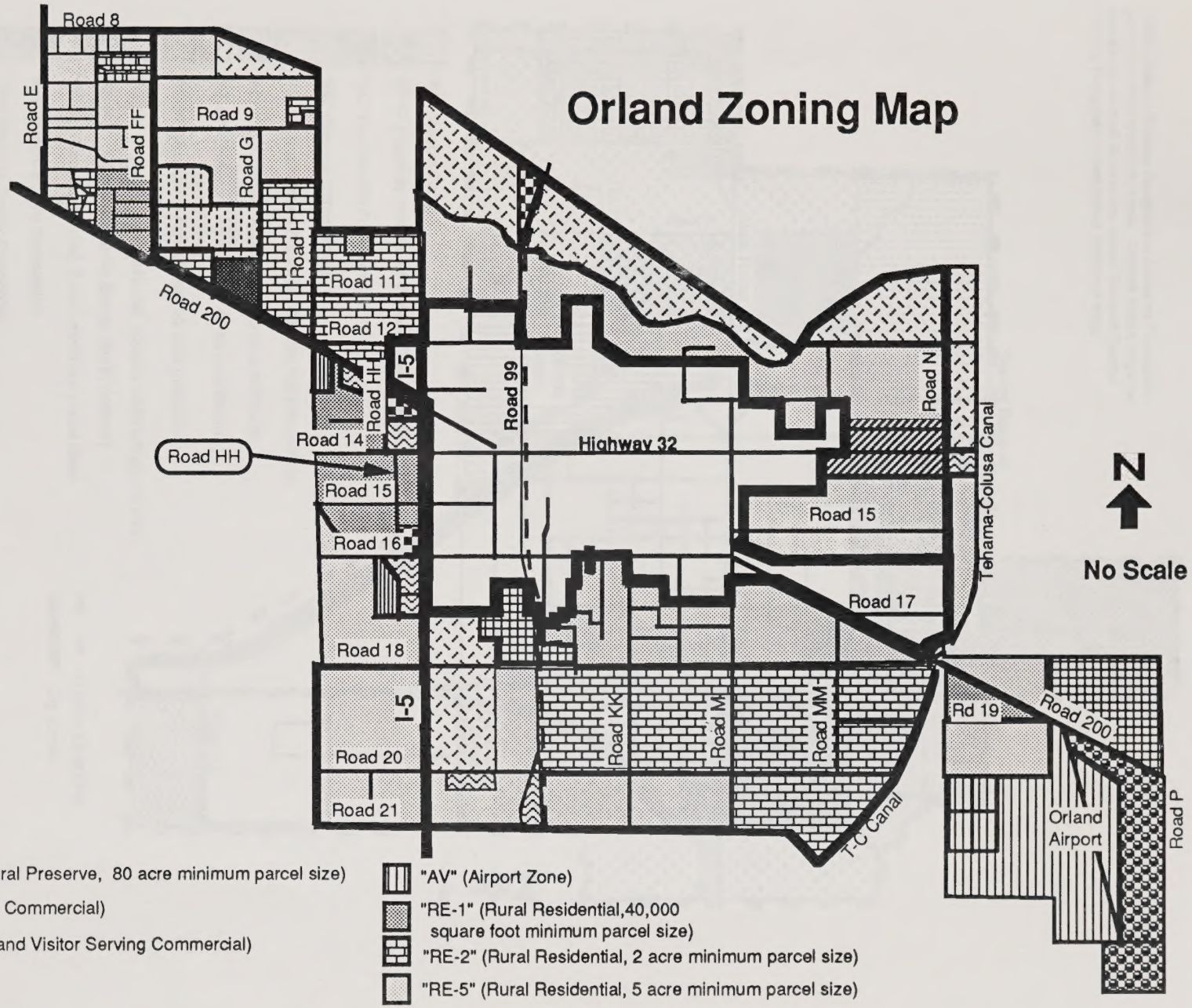
"M" (Industrial)

"RE-1" (Rural Residential, 40,000 sq ft minimum parcel size)

Within Groundwater Recharge Overlay Area

May 10, 1993

Orland Zoning Map



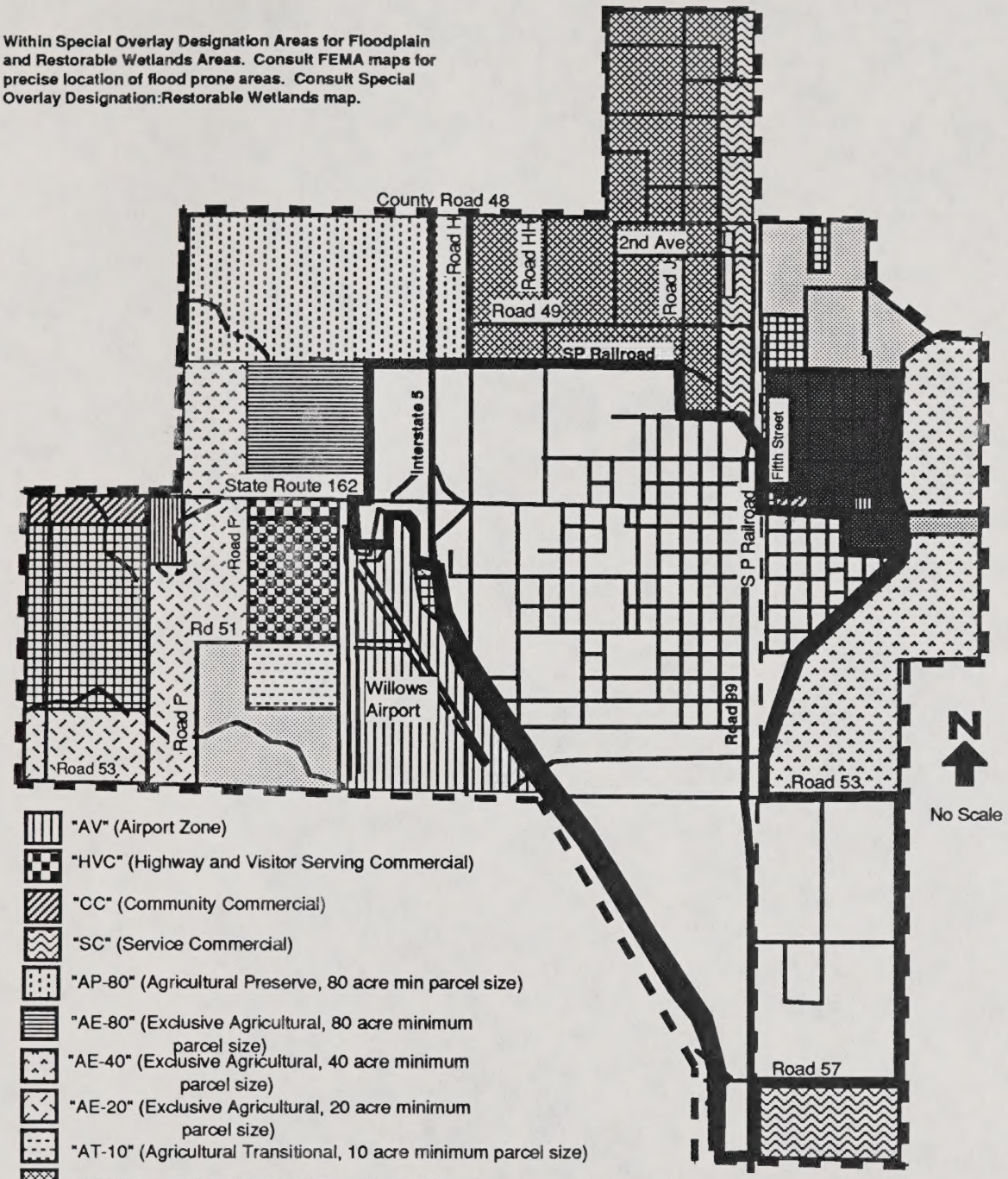
- "AP-80" (Agricultural Preserve, 80 acre minimum parcel size)
- "CC" (Community Commercial)
- "HVC" (Highway and Visitor Serving Commercial)
- "M" (Industrial)
- "MP" (Business Park)
- "AE-20" (Exclusive Agricultural, 20 acre minimum parcel size)
- "SC" (Service Commercial)
- "AV" (Airport Zone)
- "RE-1" (Rural Residential,40,000 square foot minimum parcel size)
- "RE-2" (Rural Residential, 2 acre minimum parcel size)
- "RE-5" (Rural Residential, 5 acre minimum parcel size)
- "R-1" (Single Family Residential)
- "RM" (Multiple Family Residential)

Within Special Overlay Designation Areas for Groundwater Recharge .

May 10, 1993

Willows Zoning Map

Within Special Overlay Designation Areas for Floodplain and Restorable Wetlands Areas. Consult FEMA maps for precise location of flood prone areas. Consult Special Overlay Designation:Restorable Wetlands map.



June 23, 1993

Within Special Overlay Designation Areas for Restorable Wetlands and Floodplain. Consult Special Overlay for location of Restorable Wetlands area. Consult FEMA Maps for precise location of floodprone areas.

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